



**25, Hillside Close, Billinge, WN5 7PJ**

**£285,000**

*David  
Davies* *Collection*



## 25, Hillside Close, Billinge, WN5 7PJ

- EPC: D
- Council Tax Band: C
- Leasehold - 932 Years Remaining
- Semi Detached Property
- NO CHAIN
- Converted Loft Space
- Three Reception Rooms
- Three Bedroom
- Two Bathrooms
- Beautiful Spacious Rear Garden

David Davies Sales & Lettings is delighted to welcome to the sales market this larger than usual three bedroomed semi detached property located in a highly sought after area.

Close to shops and local amenities, the property is also situated within a close proximity from Birchley St. Mary's Primary school and a short drive away from Up Holland High school, making it the perfect home for any growing family.

Over the three floors the property comprises of entrance hall with stair access, large sized lounge, sitting room, kitchen/diner, dining room, utility and shower room and conservatory to the rear.

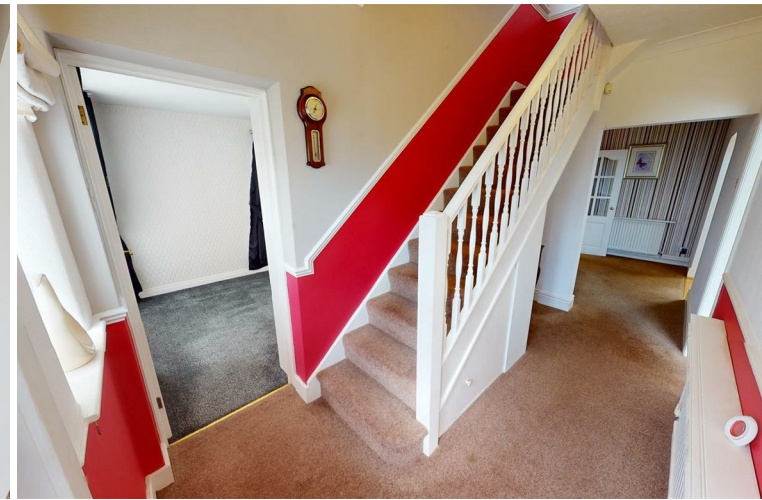
To the first floor you will find three bedrooms two of which are doubles with built in storage space and a modern family bathroom.

To the second you will find a converted loft space, perfect for you to utilise in various ways, such as a playroom, home office, etc.

To the front you'll find a smaller garden and to the rear is a generously sized spacious garden which can be accessed via the side yard area or through the French doors in the kitchen.

Parking is provided via the driveway to the side of the property.

EPC: D











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*David Davies*

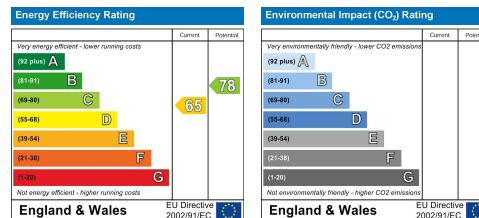
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