



**7, Garswood Road, Billinge, WN5 7TH**

Offers Over £295,000

*David  
Davies* **D** *Collection*





## 7, Garswood Road, Billinge, WN5 7TH

- EPC:C
- Council Tax Band:D
- One Spacious Lounge
- Conservatory
- Garage Facility
- Freehold
- Three Bedrooms
- Modern Fitted Kitchen With Breakfast Bar
- Driveway Parking
- Great Location

David Davies Sales And Lettings Agent are delighted to bring to the market for sale, this three bedroomed detached family home. Deceptively spacious, this property ticks all the boxes, enjoying the restful setting of Garswood Road, Billinge.

The property briefly comprises; Entrance porch which provides access to a ground floor cloakroom W.C. Leading through the porch is the large living room with wooden flooring, through the right sided door we have the modern fitted kitchen with breakfast bar, integrated appliances and seperate utility room. To the left hand side of the spacious lounge we have stair access, additional reception room and conservatory looking over the rear.

To the first floor we have three good sized bedrooms, one with fitted wardrobes and a four piece family bathroom including seperate shower cubicle.

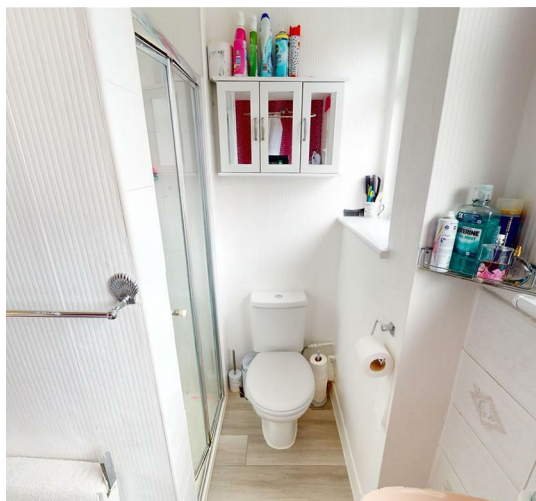
Externally, this beautiful property offers to the front, a large driveway and garage providing parking for numerous vehicles and well-maintained lawn . Furthermore, a well maintained attractive private garden to the rear.

This property enjoys a convenient position with easy access to local amenities, schools, and transport links. The area is known for its friendly community and picturesque surroundings, offering a balanced lifestyle.

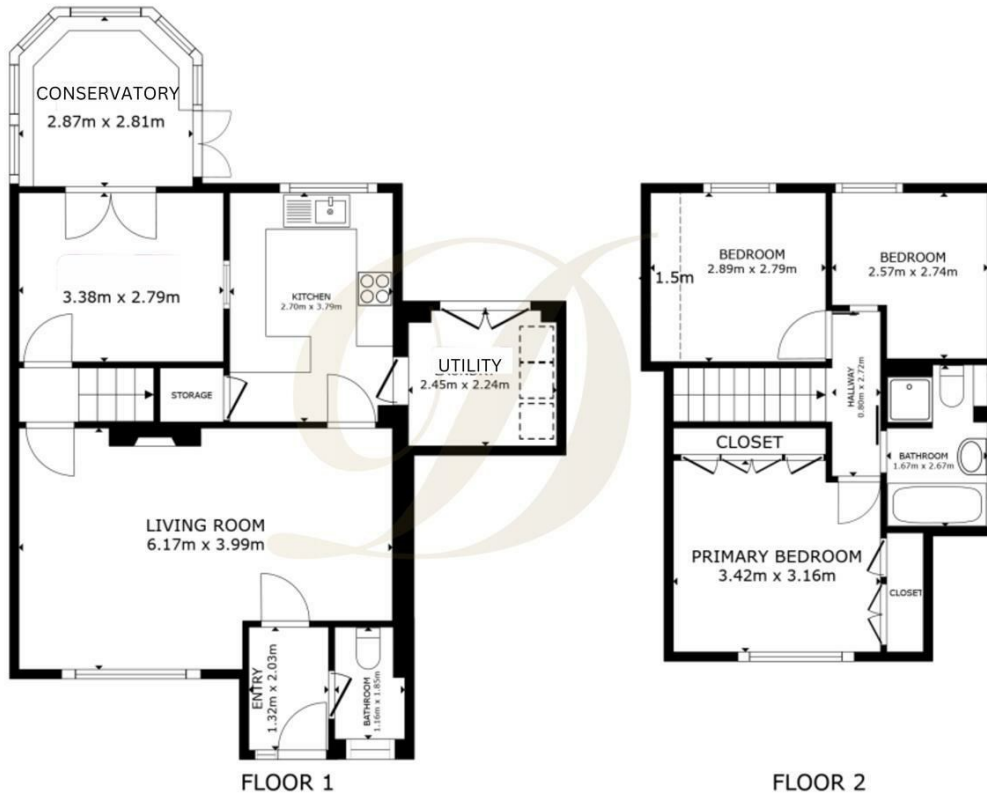
EPC:C











**David Davies**

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*David Patrick Davies*

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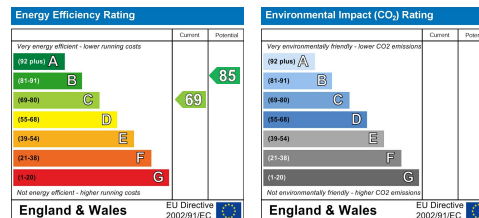
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