



54, Claremont Road, Billinge, WN5 7LT

£190,000

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



54, Claremont Road, Billinge, WN5 7LT

- EPC:TBC
- Council Tax Band:B
- Three Double Bedrooms
- Modern Kitchen / Dining Room
- Off Road Parking
- Freehold
- Extended Mid Terraced Property
- Spacious Reception Room
- First Floor Family Bathroom With Separate Shower And Bath
- Great Location

David Davies Sales & Lettings is delighted to welcome to market this extended three bedroom terraced property, located in the ever popular Billinge location of Claremont Road.

Internally you step into the hall which leads to the lounge to the front and the stairs to the first floor. The spacious lounge provides ample space to host family and friends and provides access to the modern kitchen, which is galley style but offers space for a dining table and chairs. There is an extension to the rear of the property which could be utilised in multiple ways with the bifold doors opening up onto the rear,

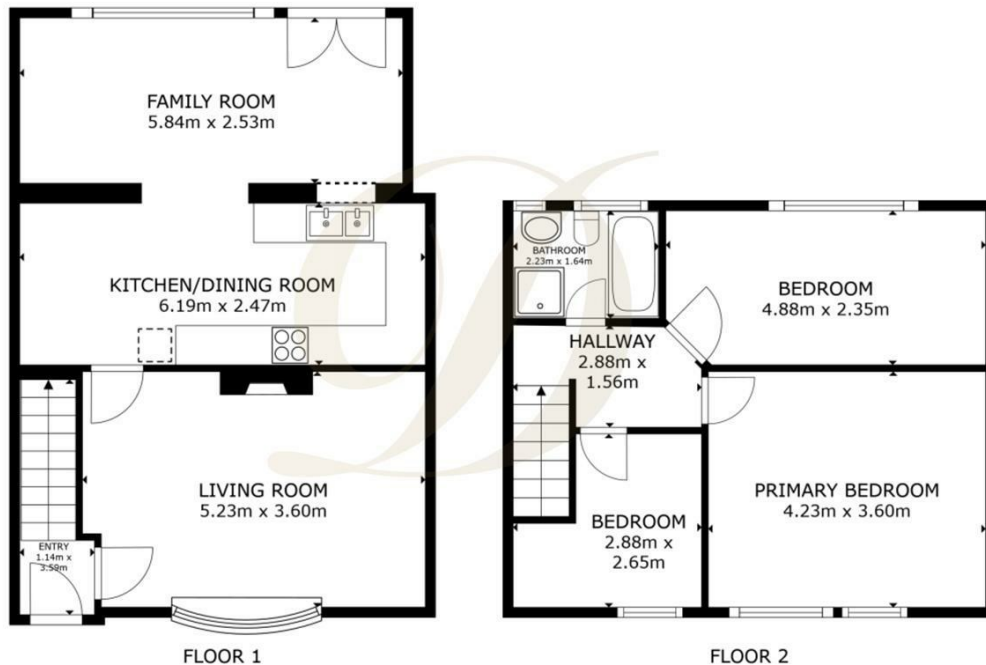
To the first floor there are three double bedrooms, something which is particularly unique for this kind of property. The first floor is completed by the white four piece suite family bathroom.

Externally to the front the property itself offers off road parking for at least two cars. There is a private alleyway through to the rear which offers a patio area and turf laid to lawn.

EPC:TBC







David Davies

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David Paul Davies

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Information on tenant permitted fee's can be accessed via the link below www.daviddaviesestateagent.co.uk/tenant

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