



24, St. Marys Avenue, Billinge, WN5 7QL

Offers Over £560,000

*David
Davies* Collection



24, St. Marys Avenue, Billinge, WN5 7QL

- EPC:D
- Council Tax Band:F
- Freehold
- NO ONWARD CHAIN
- Spacious Appointed Detached Property
- Three Large Reception Rooms
- Four Double Bedrooms
- Stunning Bathroom
- Private Driveway And Integral Garage
- Gas Central Heating, UPVC Double Glazing Throughout

David Davies Sales and Letting Agent are delighted to have the opportunity to bring to the sales market this fabulous four bedroomed detached property in a much sought-after area and rarely available position on St Marys Avenue, Billinge with NO ONWARD CHAIN.

Located in a highly desirable area on a small estate towards the foot of a cul-de-sac this extremely well presented house is spacious and bright with gas fired central heating (combi) and UPVC double glazing throughout.

The ground floor briefly comprising; Entrance porch which provides access into the integral garage, welcoming hallway, large 'oak' kitchen with superb breakfast area and separate utility room. This attractive home boasts three reception rooms currently utilised as a living room, dining room and further sitting room which has bifold doors opening out onto the beautiful rear garden. The ground floor is completed by the cloakroom WC.

To the first floor are four double bedrooms, one of which has the added benefit of fitted wardrobes. The first floor is completed with a large modern four piece family bathroom with separate shower cubicle.

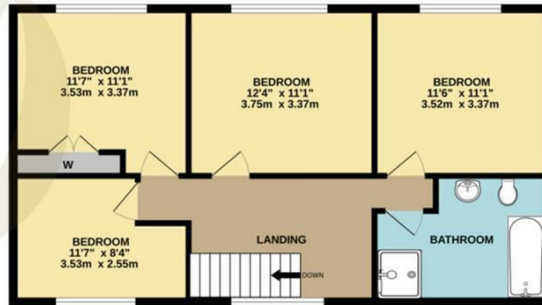
The property is garden fronted and has a four car driveway ensuring the full family fleet is catered for. Additionally, there is a garage for all your storage needs. One of the real highlights of this stunning home is the spectacular rear garden with pictures highlighting what a paradise it becomes in those summer months. With a large area of turf laid to lawn and a flagged area for all your seating furniture, it boasts the perfect space to relax or to host and entertain family and friends.





GROUND FLOOR

1ST FLOOR



David Davies

Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Davies

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

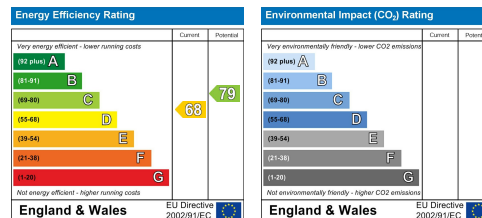
ALLISONS

A better **mortgage deal** made a good deal easier

Talk to our independent mortgage specialists on **01744 885555** or visit **allisonsfinancial.com**

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.

For life's meaningful moments



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

22 Church Road, Rainford, St Helens, WA11 8HE
T: 01744 885753
sales@daviddaviesestateagent.co.uk
lettings@daviddaviesestateagent.co.uk
www.daviddaviesestateagent.co.uk

