



**2, Stretton Avenue, Billinge, WN5 7TG**

Asking Price £550,000

*David  
Davies* *Collection*

## 2, Stretton Avenue, Billinge, WN5 7TG

- EPC:C
- Council Tax Band: E
- Open Plan With Modern Kitchen
- Ideal Boiler Installed 2023
- Large Patio Area
- Freehold
- Four Bedroom Detached Property
- Two Reception Rooms
- Two En Suites
- Home Study

We are delighted to have the opportunity to offer for sale this prestigious four-bedroom detached property, situated in a much sought-after area and rarely available position on Stretton Avenue, Billinge.

The property has had a new Ideal boiler installed in 2023 and briefly comprises; Entrance via the Composite Rock door into the front porch leading to a visually stunning hall, stairs, and landing. We then have a fabulous lounge to the front of the property, benefitting from a recently installed log burner. To the rear of the property, we have a separate dining room, open plan with a modern kitchen incorporating a wide array of premium wall and base storage units with high end integrated appliances.

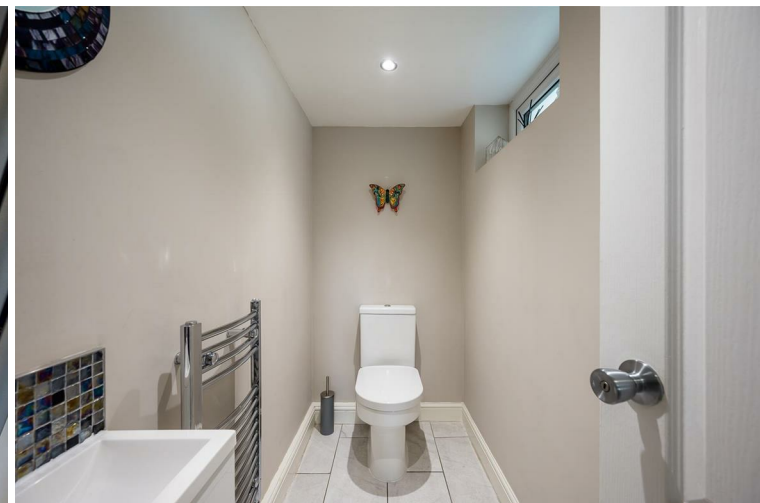
This includes a featured breakfast area with premium quartz worktops. The ground floor also offers a separate utility room, cloakroom W/C with a further reception room currently set up as a home office. This room and the dining room both enjoy bi fold doors leading to the rear South West facing garden area.

The property benefits from gas central heating, underfloor electric heating throughout the majority of the ground floor and double glazing throughout.

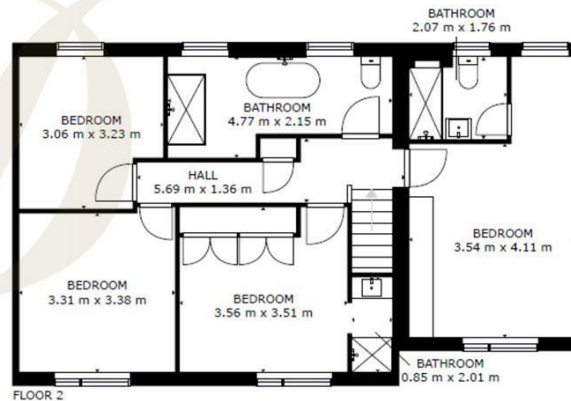
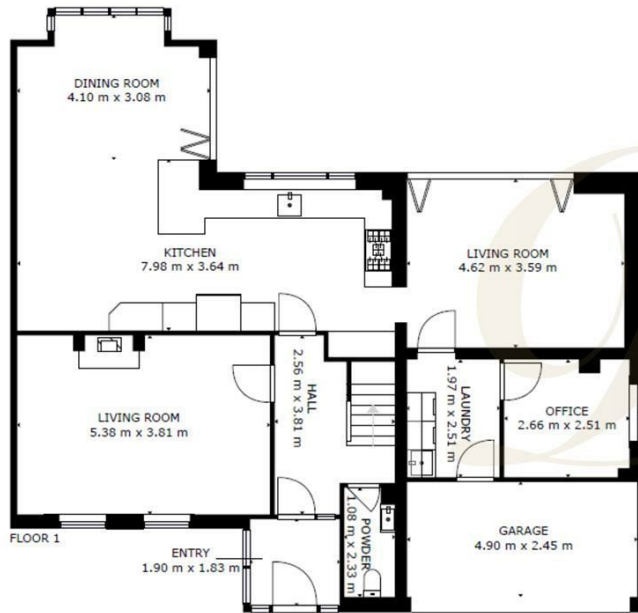
To the first floor we have four significant double bedrooms, the master along with bedroom two, benefit from an en-suite facility with a double shower. The master also enjoys high end wardrobes. The brand new, high spec family bathroom incorporates bath and shower. There is a significant amount of boarded loft space accessed via the landing and the master bedroom.

We then move outside to a veritable paradise. This joyous private garden and extensive large patio area with turf laid to lawn, has an abundance of fabulous shrubs, trees and plants. The garden back drop sets off the patio, ready with BBQ out, for friends and family to relax and enjoy this completely secluded and private area.

EPC: C







**David Davies**

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*David Davies*

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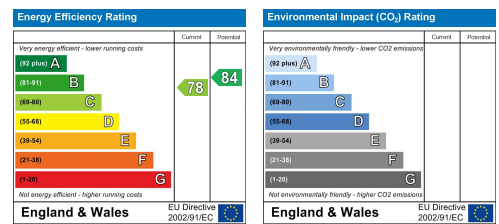
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