



26, Billinge Road, Ashton-In-Makerfield, WN4 0RE

Asking Price £230,000

*David
Davies* *Collection*

26, Billinge Road, Ashton-In-Makerfield, WNL 0RF

- EPC: C
- Freehold
- Three Reception Rooms
- Three Bedrooms
- Off - Road Parking
- Council Tax Band: C
- Semi Detached Property
- Two Bathrooms
- Stunning Large Rear Garden
- Lovely Location

David Davies Sales & Lettings Agent are delighted to present this exceptional and deceptively spacious detached bungalow, offered to the market with no onward chain. Occupying a generous corner plot, the property boasts expansive, beautifully maintained gardens and ample off-road parking for multiple vehicles—an ideal setting for families or those seeking a tranquil yet well-connected location.

Internally, the accommodation is both versatile and generously proportioned, perfectly suited to modern family living. Upon entry, you are welcomed into a spacious lounge area that flows seamlessly into an elegant dining room and a separate reception room—offering plenty of space for both relaxation and formal entertaining.

The heart of the home lies in the contemporary kitchen/dining area, finished to a high standard with sleek cabinetry, quality fittings, and ample room for everyday dining or hosting guests. The property also benefits from two conservatories, offering wonderful additional living space that floods with natural light and provides calming views over the garden.

Further enhancing the practicality of the ground floor is a study—ideal for those working from home—as well as a modern, fully fitted downstairs bathroom.

To the first floor, the home offers three well-appointed and substantial bedrooms, each thoughtfully designed to provide comfort and privacy. A stylish family shower room serves the upper level, finished with modern fixtures and neutral tones.

Externally, the wrap-around gardens are a true highlight. Meticulously maintained, they offer a mix of lawned and paved areas, perfect for outdoor entertaining, gardening enthusiasts, or simply unwinding in a peaceful setting. The substantial driveway offers parking for multiple vehicles, adding to the overall convenience.

EPC:C







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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

Total floor area 144.9 m² (1,559 sq.ft.) approx

