



18, Wells Avenue, Billinge, WN5 7NN

£250,000

*David
Davies* *Collection*



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- EPC:C
 - Freehold
 - Semi Detached Bungalow
 - Three Bedrooms
 - Detached Garage
- Council Tax Band: C - St Helens
 - NO CHAIN
 - Spacious Reception Room
 - Driveway Parking
 - Low Maintenance Rear Yard

Nestled in a quiet and sought-after residential area of Billinge, this well-maintained three-bedroom semi-detached bungalow presents a fantastic opportunity for those seeking spacious, single-storey living in a peaceful yet well-connected location.

Upon entering the property, you are welcomed via a practical entrance porch that leads into a central hallway, providing access to the heart of the home, the generously proportioned open-plan living and dining room, a bright and inviting space ideal for relaxing or entertaining, with ample natural light enhancing the comfortable ambience.

The fitted kitchen is situated to the rear of the property and is both functional and well-sized, offering a good range of units and workspace. From here, you can access the full-width conservatory, a superb additional living area that overlooks the rear yard—perfect for enjoying a morning coffee or creating a dedicated dining or garden room.

There are three well-proportioned bedrooms, all thoughtfully laid out to offer flexibility for family living, guest accommodation, or home office use.

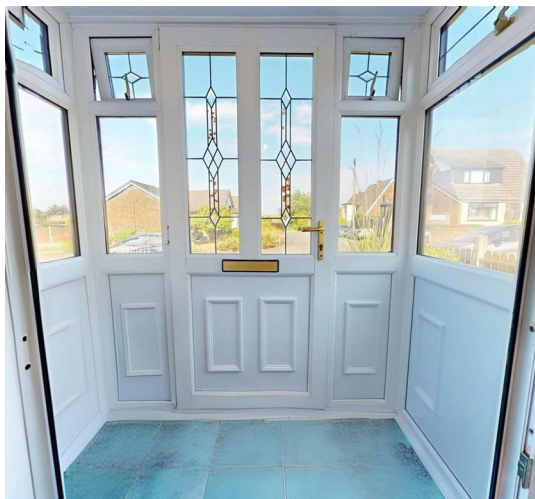
Externally, the property benefits from a low-maintenance rear yard and a detached garage, offering valuable storage or secure parking. To the front, a spacious driveway provides off-road parking for multiple vehicles, enhancing practicality and convenience.

Located close to local amenities, transport links, and open green spaces, this versatile bungalow is ideal for a wide range of buyers, from downsizers to young families seeking comfortable, accessible living in a desirable part of Lancashire.

* Probate Has Been Applied For On This Property *

EPC:C







David Davies

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David Davies

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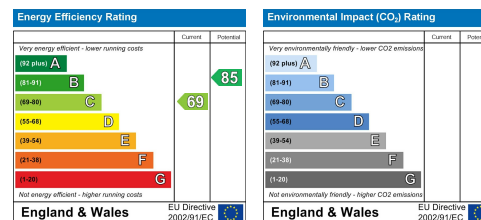
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