



92, Rainford Road, Billinge, WN5 7PG

£230,000

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



92, Rainford Road, Billinge, WN5 7PG

- EPC: TBC
- Council Tax Band: B - St Helens
- Leasehold - 883 Years Remaining
- No Onward Chain
- Semi Detached Property
- Living Room Through Dining Room
- Utility Room And Ground Floor W.C
- Three Bedrooms
- New Windows Recently Fitted
- Lovely Location

David Davies Sales & Lettings are proud to present this beautifully extended and extensively upgraded three-bedroom semi-detached residence, situated in the ever-desirable village of Billinge. Offering stylish living with high-quality fixtures and fittings throughout, this home delivers both charm and functionality—ideal for modern family living.

Boasting approximately 1,188 sq ft of superbly presented accommodation, this property has been thoughtfully reconfigured and enhanced to maximise space and natural light. Upon entering, you are welcomed by a bright entrance hallway, setting the tone for the impeccable finish throughout.

The front lounge features a stunning feature fireplace and seamlessly flows into the formal dining room, which also enjoys its own character fireplace—perfect for entertaining or cosy family evenings.

At the heart of the home lies the spacious open-plan kitchen diner, complete with a range of stylish units, contrasting work surfaces, and integrated double oven. The layout cleverly incorporates a separate utility room.

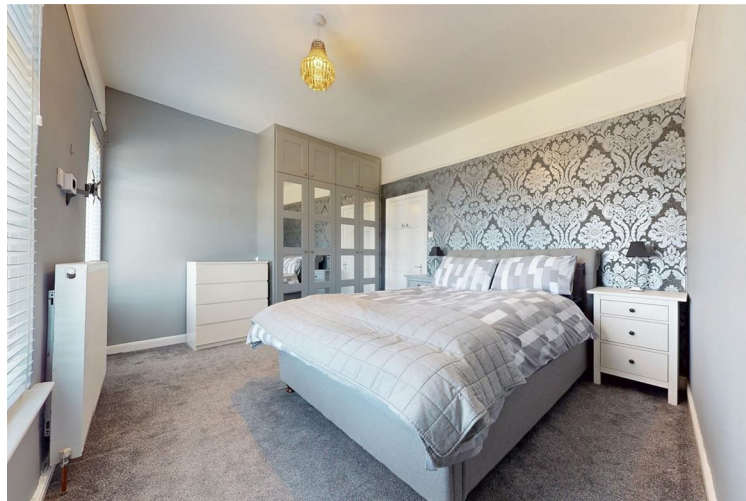
To the first floor, you'll find three generously proportioned bedrooms, all finished to a high standard. The luxurious family bathroom is a standout feature, boasting a contemporary four-piece suite in crisp white, comprising a WC, wash hand basin, panelled bath, and a walk-in shower cubicle—all set against elegant tiled surrounds.

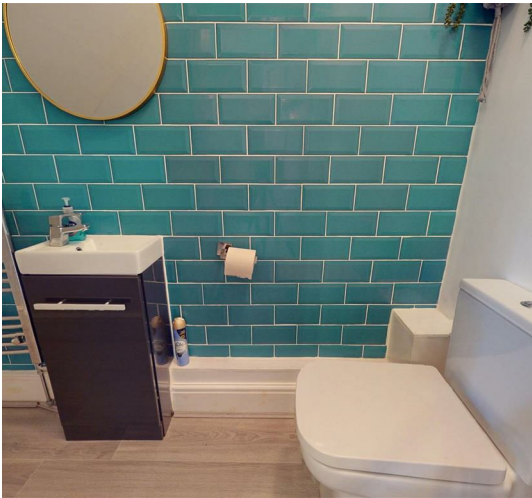
Externally, the front garden is designed for low maintenance, while the mature rear garden offers a peaceful retreat, complete with a paved patio area ideal for al fresco dining and outdoor enjoyment.

Perfectly placed for commuters, the property is within easy reach of the East Lancashire Road (A580), offering swift access to Liverpool, Manchester, and beyond. Local amenities, well-regarded schools, and scenic countryside walks are all just moments away.

* Probate Has Been Granted *

EPC: TBC





Floorplan To Follow





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

David Patrick Davis

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.

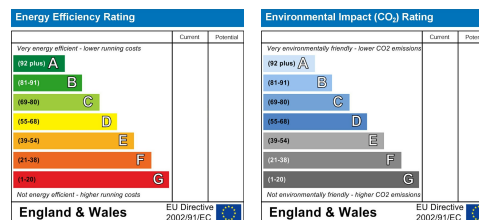


For life's meaningful moments

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.



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