

**30, Coultshead Avenue, Billinge, WN5 7HT** Offers Over £300,000



## 30, Coultshead Avenue, Billinge, WN5 7HT

- EPC:TBC
- Freehold
- Stunning Farmland Views
- · First Floor Bathroom

- · Private Rear Garden

- · Council Tax Band: C
- · No Onward Chain
- · Two Bedroom Semi Detached
- · Modern Open Plan Kitchen Diner
- · Plenty Of Off Road Parking

We are delighted to welcome to market this exceptional twobedroom semi-detached property, positioned on a substantial plot and boasting breath-taking, uninterrupted farmland views an outlook that very rarely becomes available. Offered with 'No Onward Chain', this beautifully presented home is perfect for buyers seeking tranquillity, space, and something truly unique.

The property enjoys superb kerb appeal, with a large driveway suitable for multiple vehicles, in addition to further parking to the side in front of the detached garage.

Internally, the ground floor accommodation comprises an entrance hallway, a convenient ground floor WC/utility room, and a stunning open-plan kitchen/diner complete with a stylish kitchen island. A cosy living room sits to the front, while a spacious rear conservatory offers picturesque views across open fields-an ideal spot to relax and unwind.

To the first floor, the landing provides access to a modern threepiece family shower room and two well-proportioned double bedrooms. Both bedrooms overlook the rear, ensuring uninterrupted rural views.

The master bedroom features an open en-suite area, previously a third bedroom, which could easily be reinstated with a stud wall depending on your requirements.

Externally, the rear garden is the true highlight of this wonderful home. With its tranquil setting and stunning panoramic views, it must be seen in person to be fully appreciated.

This is a rare opportunity to acquire a property in a highly sought-after location with scenery that simply cannot be replicated.

EPC:TBC





































## Floorplan To Follow



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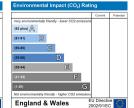


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