



30, Coultshhead Avenue, Billinge, WN5 7HT

Offers Over £300,000

*David
Davies* Collection



30, Coultshhead 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 two-bedroom 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 three-piece 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



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

David Davies

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Information on tenant permitted fee's can be accessed via the link below
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