



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	
England & Wales		
EU Directive 2002/91/EC		

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Walmsley Brow, Billington, BB7 9TT

Offers Over £270,000

THIS FAMILY HOME IS WAITING FOR YOU!

Nestled in the charming location of Walmsley Brow, Billington, this semi-detached house is a true gem waiting to be discovered. As you step inside, you are greeted by a spacious reception room that effortlessly flows into a modern kitchen/dining room, creating the perfect setting for family gatherings and hosting friends.

The kitchen/dining room is not just functional but also exudes style, making meal prep and dining a delightful experience. Imagine cooking up a storm while chatting with your loved ones in this inviting space.

Step outside into the large back garden, a haven for relaxation, gardening enthusiasts, or children at play. The outdoor space offers endless possibilities for creating your own oasis right at home.

With three well-sized bedrooms, this property ensures that everyone has their own comfortable retreat. Whether it's family members or guests, everyone will feel at home in these cosy spaces.

To top it all off, the convenience of a parking space at the front of the property adds an extra layer of ease and security, keeping vehicles off the road.

Don't miss the opportunity to make this house your home and create lasting memories in this wonderful property in Walmsley Brow.

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 3  1  1  C

- Semi Detached Property
- Fitted Kitchen/Dining Room
- Off Road Parking And Garage
- EPC Rating: C
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- Spacious Reception Room
- Enclosed Rear Garden
- Council Tax Band: C

Ground Floor

Hall

16'1 x 5'11 (4.90m x 1.80m)
UPVC double glazed frosted leading entrance door, two UPVC double glazed frosted windows, central heating radiator, coving, part wood effect elevations, wood effect flooring, under stairs storage, stairs to first floor and doors to reception room and kitchen/dining room.

Reception Room

15'7 x 11'11 (4.75m x 3.63m)
UPVC double glazed window, central heating radiator, coving, two feature wall lights, wall mounted electric fire, TV point, wood effect flooring and open access to kitchen/dining room.

Kitchen/Dining Room

18'2 x 15'5 (5.54m x 4.70m)
Three UPVC double glazed windows, central heating radiator, coving, range of grey wall and base units, granite worktops, stainless steel inset sink with mixer tap, integrated double oven in high rise unit, four ring induction hob, extractor hood, tiled splash back, part wood effect and part vinyl flooring and UPVC double glazed door to rear.

First Floor

Landing

9'9 x 7 (2.97m x 2.13m)
UPVC double glazed frosted window, loft access, smoke detector, coving and doors to three bedrooms and bathroom

Bedroom One

13'7 x 10'11 (4.14m x 3.33m)
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Two

11' x 8'9 (3.35m x 2.67m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Three

9' x 7'3 (2.74m x 2.21m)
UPVC double glazed window, central heating radiator and coving.

Bathroom

9' x 5'5 (2.74m x 1.65m)
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, PVC clad ceiling, PVC clad elevations and laminate flooring.

External

Front

Bedding areas and drive leading to garage.

Rear

Paving, gravel areas and bedding areas.

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