



45, Holt Crescent, Billinge, WN5 7PN

Asking Price £200,000

*David
Davies* Collection



45, Holt Crescent, Billinge, WN5 7PN

- EPC: TBC
- Council Tax Band: A
- Freehold
- No Chain
- Semi Detached Property
- Spacious Reception Room
- Modern Kitchen
- Three Good Sized Bedrooms
- Well Maintained Rear Garden
- Great Location

Situated on a quiet and sought-after residential spot in Billinge, this attractive three-bedroom semi-detached home presents an excellent opportunity for buyers and is offered to the market with 'No Onward Chain'.

Enjoying a private rear aspect backing onto greenery, the property provides a peaceful setting ideal for families, first-time buyers or those looking to downsize.

The home benefits from driveway parking for one vehicle and, internally, the ground floor comprises an entrance porch leading into a welcoming hallway.

To the front is a comfortable living room, enhanced by newly fitted carpets, while a modern white-suite shower room adds convenience to the ground floor accommodation. Completing this level is a recently fitted contemporary kitchen, offering a stylish and functional space for everyday living.

To the first floor, off the landing, are three bedrooms, with the principal bedroom being particularly well-proportioned. The remaining rooms offer flexibility for family living, guests or home working.

Externally, the rear garden is a true highlight of the property. Generous in size and completely private, it backs onto open greenery and features a flagged seating area alongside a substantial lawn, providing an ideal space for relaxing, entertaining and enjoying outdoor living.

EPC: TBC





Floorplan To Follow



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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	

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