



**7, Trent Road, Billinge, WN5 7QT**

Offers Over £235,000

*David  
Davies* *Collection*



## 7, Trent Road, Billinge, WN5 7QT

- EPC: C
- Council Tax Band: C - St Helens
- Freehold
- Semi-Detached True Bungalow
- Two Double Bedrooms
- Modernised Throughout
- Spacious & Private Rear Garden
- Converted Garage
- Shower Room
- Driveway Parking

Situated in the highly desirable village of Billinge, this lovely semi-detached bungalow presents a fantastic opportunity for those seeking ground floor accommodation or looking to downsize, while still benefiting from generous living space and a substantial garden.

The property boasts stunning kerb appeal, set back from the road with a garden-fronted aspect and a long driveway providing off-road parking for up to three vehicles.

Internally, the accommodation comprises an entrance porch leading into a welcoming hallway. There is a spacious living room which flows through to a conservatory, with both rooms enjoying pleasant views over the impressive rear garden. The property is further complemented by a modern fitted kitchen, a contemporary shower room, and two well-proportioned double bedrooms, both benefitting from fitted wardrobes.

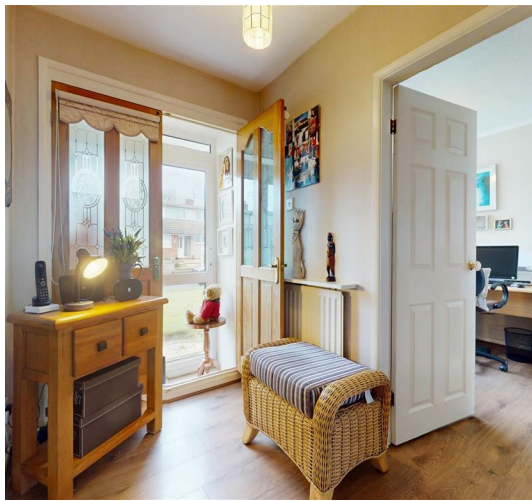
Externally, the fabulous-sized rear garden is a real highlight, offering a private and peaceful outdoor space, ideal for relaxing and enjoying the sun. The garden features extensive lawned areas along with a flagged patio, perfect for seating and entertaining.

The garage has been converted, providing a versatile additional space that could be utilised as a home office, playroom, bar, gym, or storage area, depending on individual needs.

This attractive bungalow combines privacy, space, and flexibility, making it an excellent choice in a sought-after location. Early viewing is highly recommended.

EPC: C







TOTAL APPROX. FLOOR AREA 667 SQ.FT. (61.9 SQ.M.)

The advertisement features a storefront for 'David Davies' with the name in large, glowing blue neon letters. Below the name is a glass entrance. To the right, a circular inset shows a bright, empty interior room with large windows. A circular logo with the 'David Davies' name is overlaid on the bottom right. Below the logo, text reads: 'Our family owned Independent Estate Agency was established in 1981 and provides a *refreshingly professional service* combining traditional values with a modern approach.' At the bottom, there is a handwritten signature: 'David Paul David'.

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

Energy Efficiency Rating: Current 69, Potential 78

Environmental Impact (CO<sub>2</sub>) Rating: Current (69-80) C, Potential (81-91) B