



3, Clifton Road, Billinge, WN5 7TP

Offers Over £250,000

*David
Davies*  *Collection*

3, Clifton Road, Billinge, WN5 7TP

- EPC: D
- Council Tax Band:- C - St Helens
- Freehold
- Three Bedroom Semi Detached Property
- Had Re Wire & New Boiler Fitted - Certificates Provided
- Substantial Corner Plot, Circa 1295 Sq. Ft
- Open Plan Living/Dining Rooms
- Ground Floor WC & Shower Room
- Well Maintained Attractive Gardens
- No Onward Chain

We are delighted to present to the market this attractive three-bedroom semi-detached family home, occupying a generous plot within the highly desirable village of Billinge. This property is offered with no onward chain and boasts a wonderful combination of peaceful village living and convenient access to a wide range of local amenities, schools, and transport links, this property is sure to appeal to a variety of buyers.

The accommodation is thoughtfully arranged and briefly comprises a welcoming entrance hallway leading through to a spacious open-plan lounge and dining area, creating an ideal environment for both everyday family living and entertaining. Off the hallway is a convenient ground floor WC, a contemporary shower room, and two useful storage cupboards. Positioned to the rear of the property, the generously sized kitchen offers an excellent range of worktop and storage space, whilst enjoying an abundance of natural light and views over the garden.

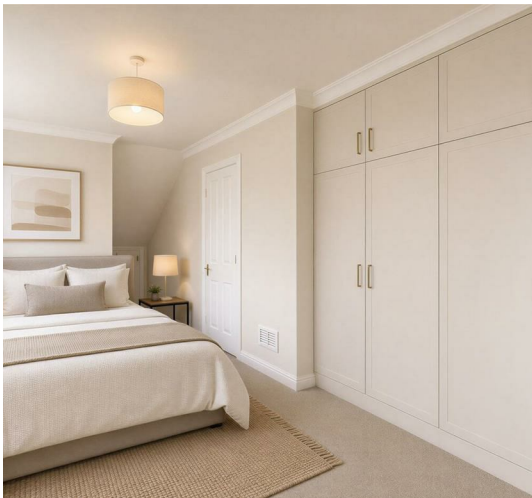
To the first floor, the landing provides access to three well-proportioned bedrooms, all offering comfortable and versatile accommodation to suit the needs of growing families, home workers, or those seeking additional guest space.

Externally, the property continues to impress with well-maintained gardens to the front, side, and rear. The rear garden provides a private and peaceful outdoor setting, featuring both lawned and patio areas, perfect for relaxing, entertaining, or enjoying family time outdoors. A detached garage further enhances the appeal of the property, offering secure parking and valuable additional storage space.

Situated on the ever-popular Clifton Road, this charming home presents an excellent opportunity to acquire a property in one of Billinge's most sought-after residential locations. Early viewing is highly recommended to fully appreciate the accommodation, plot size, and enviable setting on offer.

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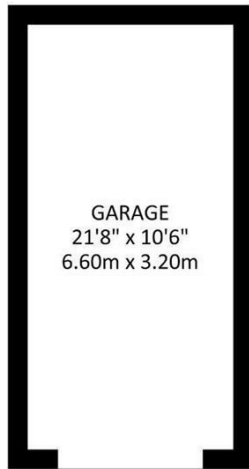




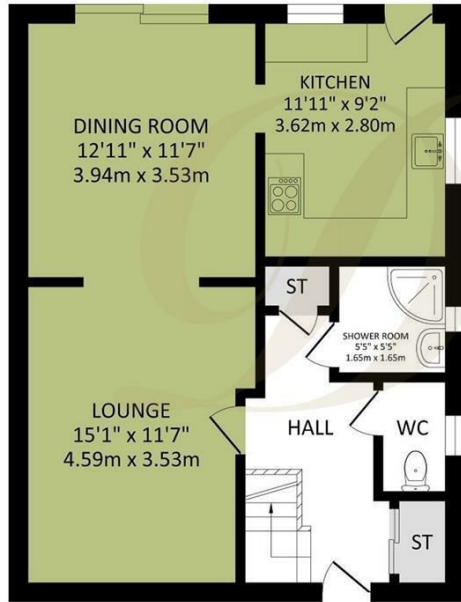
Clifton Road

Total Approx. Floor Area 1295 Sq.ft. (120.3 Sq.M.)

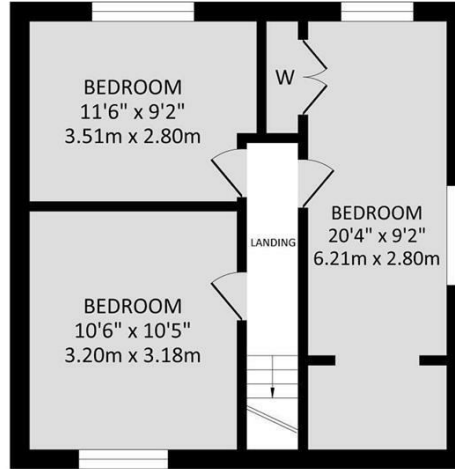
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Garage
Approx. Floor Area 227 Sq.Ft (21.1 Sq.M.)



Ground Floor
Approx. Floor Area 605 Sq.Ft (56.2 Sq.M.)



First Floor
Approx. Floor Area 463 Sq.Ft (43.0 Sq.M.)



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

David Paul Davies

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
	85		
	62		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	