



34, Ellis Road, Billinge, WN5 7TR

Offers Over £300,000

David
Davies
Collection

34, Ellis Road, Billinge, WN5 7TR

- Tenure: Freehold
- Council Tax Band: C
- EPC: C
- Largest Corner Plot
- Fully Renovated And Modernised
- Three Bedrooms
- Living Room Through Dining Room
- Private Rear Landscaped Garden
- Modern Kitchen With Utility
- Family Bathroom / Shower Room / WC

Occupying a generous corner plot within one of the area's most sought-after residential settings, this impressive semi-detached dormer property represents the largest style of its type and offers exceptional scope, space and versatility. Since its previous sale, the home has undergone a comprehensive programme of renovation and modernisation, resulting in a beautifully presented family residence finished to a high standard throughout. Early viewing is strongly recommended to fully appreciate the scale and quality of accommodation on offer.

Arranged over two floors and extending to approximately 1,281 square feet, the property provides well-balanced and thoughtfully planned living space. The ground floor comprises a welcoming entrance hallway with access to a contemporary shower room and separate WC. To the front of the property is a spacious dining room, which can be opened through to create a more open-plan layout, flowing seamlessly into the generous rear living room, where a feature log burner creates a warm and inviting focal point. Completing the ground floor is a stylish modern fitted kitchen, complemented by a separate utility room, offering both practicality and excellent storage.

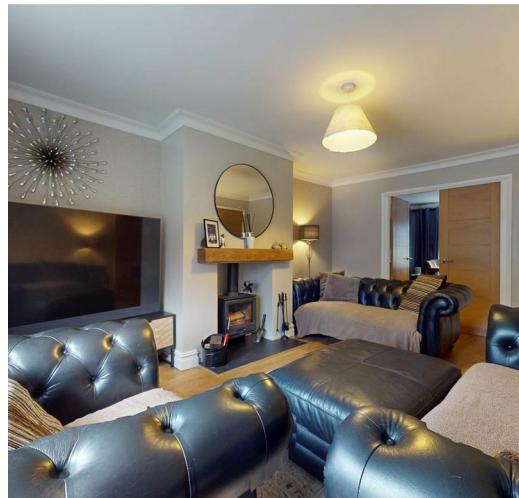
The first floor continues to impress, providing three well-proportioned bedrooms and a stunning modern family bathroom, finished to an excellent standard and designed with both style and functionality in mind.

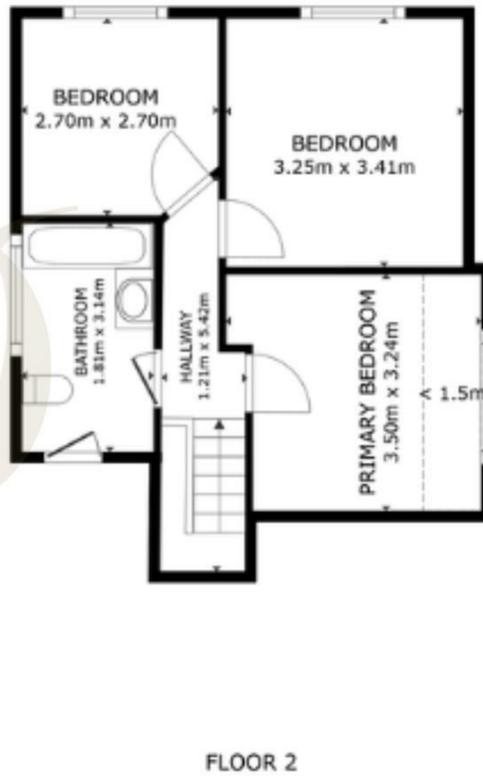
Externally, the property enjoys an attractive and private plot with gardens extending to the front, side and rear. The rear garden has been designed for low maintenance and outdoor enjoyment, featuring a lawned area alongside a substantial tiled patio, ideal for entertaining. A driveway provides off-road parking and leads to the rear garden.

The property is ideally located close to highly regarded local schools, a range of amenities, excellent transport links and scenic countryside walks.

EPC: C







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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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