



9, Myrtle Grove, Billinge, WN5 7QF

£260,000

*David
Davies* *Collection*

9, Myrtle Grove, Billinge, WN5 7QF

- EPC: C
- Council Tax Band: C - St Helens
- Freehold
- No Onward Chain
- Three Bedroom Semi Detached Property
- Large Corner Plot
- Open Plan Living
- First Floor Family Bathroom & Ground Floor Shower Room
- Garage And Driveway
- Great Location

Positioned on an enviable corner plot within the sought-after area of Billinge, this attractive three-bedroom semi-detached home on Myrtle Grove offers generous and versatile accommodation, enhanced by a substantial wrap-around rear extension. Offered with no onward chain and on a freehold basis, the property presents an exciting opportunity for buyers seeking space, flexibility and further potential.

The extension has significantly increased the overall square footage, creating an excellent and adaptable floorplan with scope to further open up and design a stunning contemporary open-plan living space, perfectly suited to modern family life.

To the front, the property benefits from a paved frontage providing ample off-road parking. Internally, a welcoming entrance hallway leads into the main living accommodation, where the living room and dining room have been opened up to flow seamlessly together. This sociable layout continues into an additional rear seating area, creating an expansive and light-filled ground floor ideal for both everyday living and entertaining.

The kitchen is situated to the rear of the property and provides access through to a practical utility space and a convenient ground floor shower room, adding to the home's versatility.

To the first floor, the landing leads to three spacious bedrooms, all well-proportioned and offering excellent natural light. A stunning modern shower room completes the first-floor accommodation, finished to a stylish and contemporary standard.

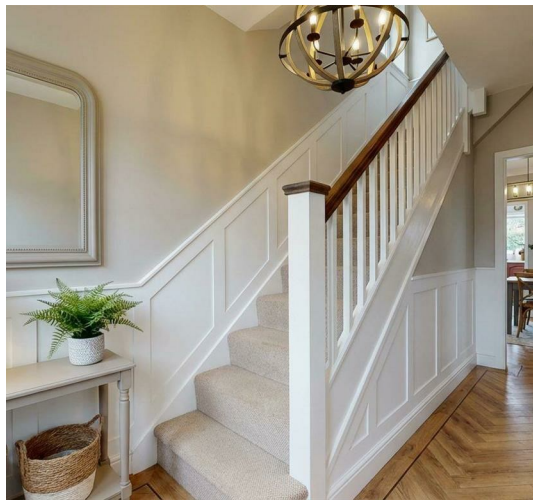
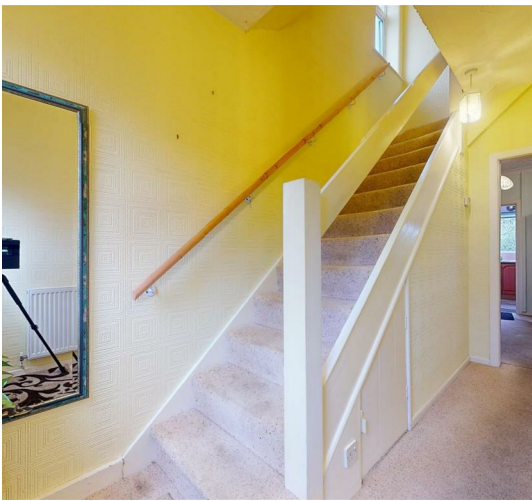
Externally, the property truly benefits from its generous corner position. There is a large garden extending to the side and rear, featuring a flagged patio area ideal for outdoor seating and entertaining, along with a detached garage providing useful storage space.

Combining generous internal space, a substantial plot and exciting potential for further enhancement, this superb home in Billinge represents a fantastic opportunity.

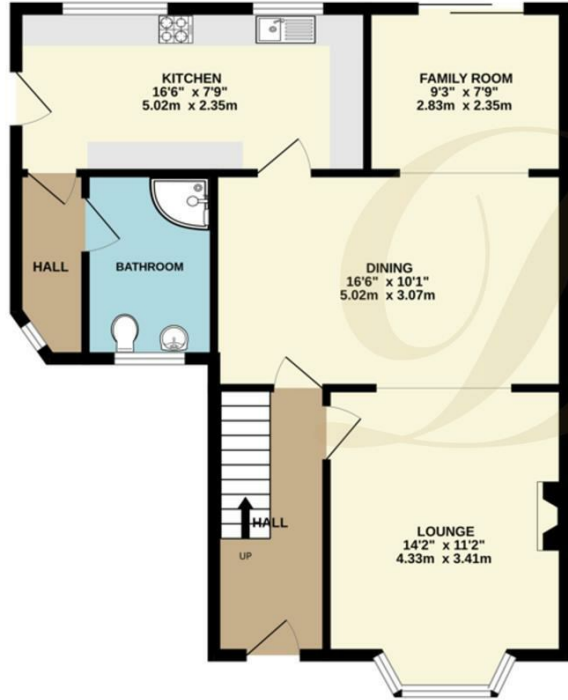
****Probate Has Been Granted****

EPC: C

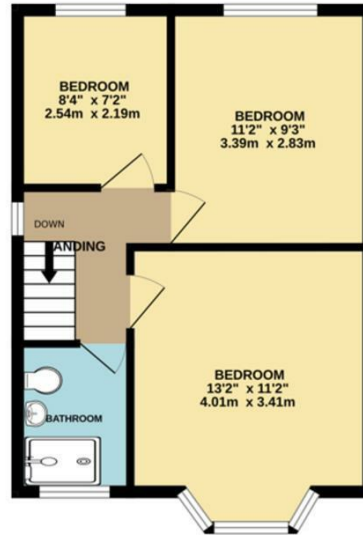




GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



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David Paul David

| 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 | | 69 | 77 |
| 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 | | | |