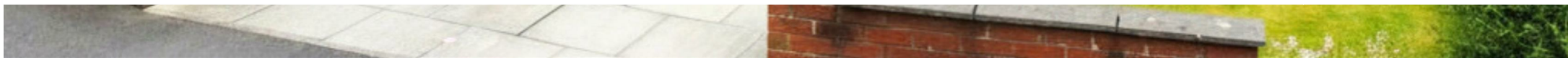




3, Birchley Road, Billinge, WN5 7QH

£230,000

*David
Davies* *Collection*



3, Birchley Road, Billinge, WN5 7QH

- EPC: TBC
- Council Tax Band: C - St Helens
- Leasehold - 926 Years Remaining
- No Onward Chain
- Semi Detached Property
- Two Reception Rooms
- Family Bathroom
- Three Bedrooms
- Gardens To Front And Rear
- Great Location

Offered to the market with 'No Onward Chain', this extended three-bedroom semi-detached property presents a fantastic opportunity for buyers seeking a project in a highly desirable location.

Already benefitting from a full-width rear kitchen extension, the property offers excellent scope to be further enhanced and reconfigured into a spacious open-plan kitchen, dining, and living area, perfectly suited to modern lifestyles. Please note, some images have been AI-enhanced to showcase the property's full potential.

Occupying a lovely plot in the heart of Billinge, the home is just a stone's throw from local amenities, while also enjoying excellent kerb appeal, a garden-fronted aspect, and driveway parking.

Internally, the ground floor comprises a welcoming entrance hallway, a front living room with bay window, and to the rear a generous open-plan living room through dining area, which leads into the extended kitchen space. The layout offers significant potential for modernisation and open-plan redesign, making it ideal for those looking to create their dream home.

To the first floor, the landing provides access to three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a low-maintenance rear garden, providing a great space for outdoor seating and entertaining.

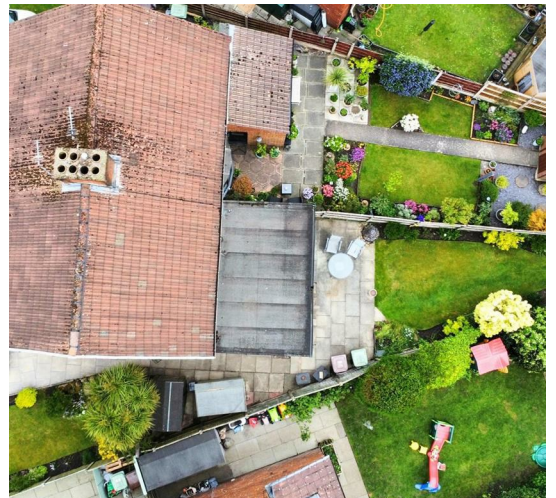
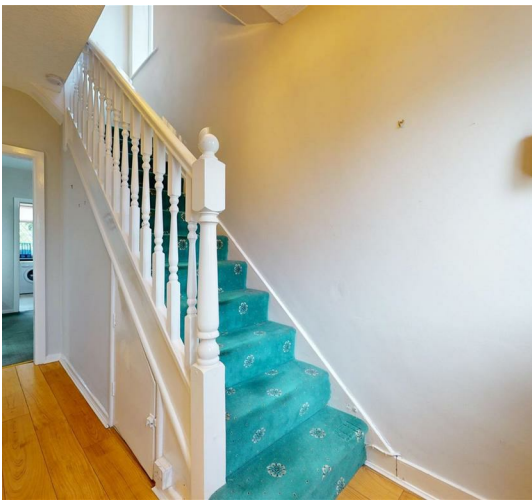
Combining a prime village location, generous proportions, and excellent potential, this property represents a superb opportunity for buyers looking to add value and personalise a home to their own specification.

Early viewing is highly recommended.

****Probate Has Been Applied For On This Property****

EPC: TBC





Floorplan To Follow





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

David Patrick Davis

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	