



18, Braeside Crescent, Billinge, WN5 7PQ

Asking Price £230,000

*David
Davies* Collection



18, Braeside Crescent, Billinge, WN5 7PQ

- Freehold| Council Tax Band: C |
EPC: TBC

• Extended Three Bedroom Property

• Fantastic Modernisation Potential

• Highly Sought-After Billinge Location

• Private Low Maintenance Garden
- No Onward Chain

• Full Width Kitchen Extension

• Spacious Open Plan Living

• Driveway Providing Off-Road Parking

• Freehold Family Home

David Davies Sales & Lettings Agent are delighted to present this extended three-bedroom semi-detached home, offered to the market with no onward chain and occupying a highly desirable position in the heart of Billinge. Offering generous accommodation, a full-width rear extension and outstanding potential, this is an exciting opportunity for buyers looking to create a home tailored to their own tastes.

Enjoying excellent kerb appeal, the property is set behind an attractive front garden with a driveway providing off-road parking, whilst being conveniently located within easy reach of Billinge's local amenities, highly regarded schools and excellent transport links.

Internally, the accommodation begins with an entrance porch leading into a welcoming hallway. To the front is a bright and spacious bay-fronted living room, while to the rear the property opens into a generous living and dining area that flows seamlessly into the full-width kitchen extension. The existing layout provides exceptional scope for modernisation and reconfiguration, with excellent potential to create a stunning open-plan kitchen, dining and family room, perfectly suited to contemporary living, subject to any necessary approvals.

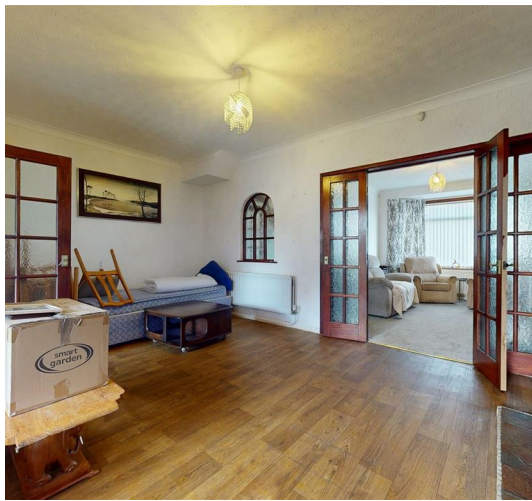
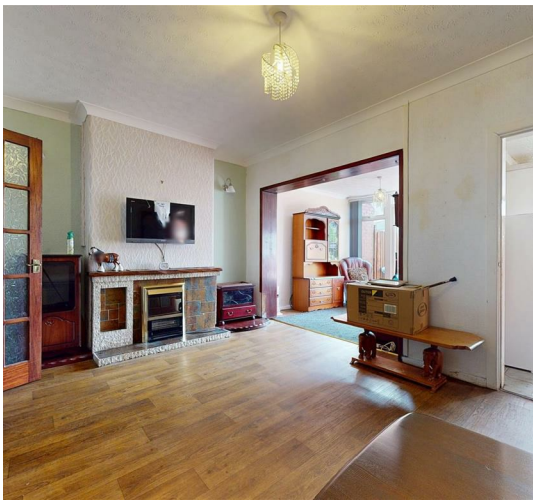
To the first floor, the landing provides access to three well-proportioned bedrooms, all offering excellent accommodation for a growing family, together with a family bathroom.

Externally, the property benefits from a private, low-maintenance rear garden, providing an ideal space for outdoor dining, entertaining or simply relaxing during the warmer months.

Combining a sought-after village location, spacious accommodation, no onward chain and fantastic potential to add value, this superb home presents a rare opportunity for buyers looking to put their own stamp on a property. Early viewing is highly recommended.

EPC: TBC





Floorplan To Follow



The image shows the exterior and interior of the David Davies Estate Agency. The storefront features a large, illuminated 'David Davies' sign in a stylized blue and yellow font. Below the sign, there are large glass windows and doors. Inside, several display boards are visible, each containing multiple small photographs of properties for sale. A circular inset image shows the interior of a property, which appears to be a bright, modern living space with large windows and a wooden floor. The David Davies logo is also present in a circular frame on the right side of the image.

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 Davies

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	