

34, Ellis Road, Billinge, WN5 7TR

Offers Over £305,000

David Davies Collection

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- Tenure: Freehold
- EPC: C
- Fully Renovated And Modernised Throughout
- Living Room Through Dining Room
- Modern Kitchen With Utility
- Council Tax Band: C
- Largest Corner Plot
- Three Bedrooms
- Private Rear Landscaped Garden
- 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, it also has a double outdoor socket to the front and an electrical car charging point.

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























FLOOR 1

FLOOR 2



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