



7, Trent Road, Billinge, WN5 7QT

Offers Over £235,000

*David
Davies* *Collection*



7, Trent Road, Billinge, WN5 7QT

- EPC: TBC
- Council Tax Band: C - St Helens
- Freehold
- Semi-Detached True Bungalow
- Two Double Bedrooms
- Modernised Throughout
- Spacious & Private Rear Garden
- Converted Garage
- Shower Room
- Driveway Parking

Situated in the highly desirable village of Billinge, this lovely semi-detached bungalow presents a fantastic opportunity for those seeking ground floor accommodation or looking to downsize, while still benefiting from generous living space and a substantial garden.

The property boasts stunning kerb appeal, set back from the road with a garden-fronted aspect and a long driveway providing off-road parking for up to three vehicles.

Internally, the accommodation comprises an entrance porch leading into a welcoming hallway. There is a spacious living room which flows through to a conservatory, with both rooms enjoying pleasant views over the impressive rear garden. The property is further complemented by a modern fitted kitchen, a contemporary shower room, and two well-proportioned double bedrooms, both benefitting from fitted wardrobes.

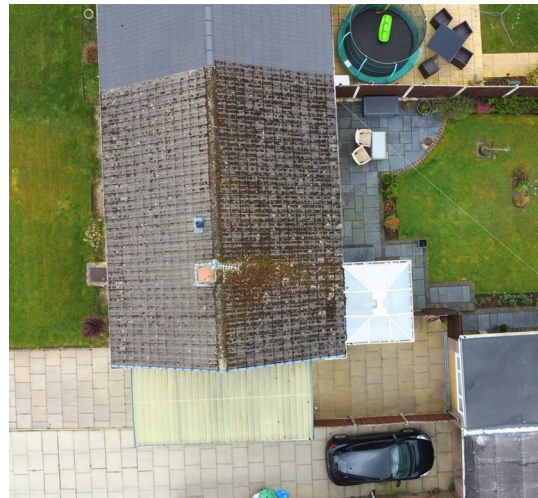
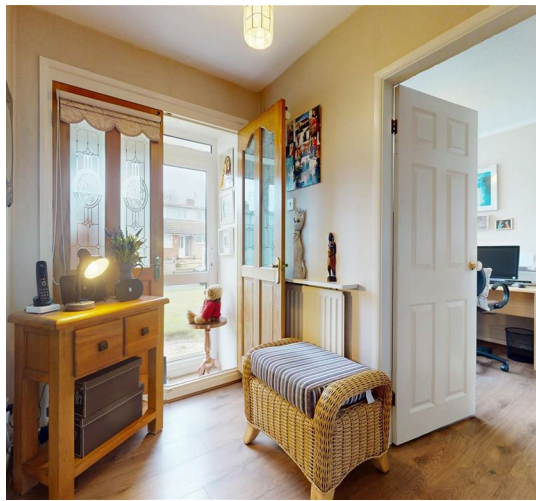
Externally, the fabulous-sized rear garden is a real highlight, offering a private and peaceful outdoor space, ideal for relaxing and enjoying the sun. The garden features extensive lawned areas along with a flagged patio, perfect for seating and entertaining.

The garage has been converted, providing a versatile additional space that could be utilised as a home office, playroom, bar, gym, or storage area, depending on individual needs.

This attractive bungalow combines privacy, space, and flexibility, making it an excellent choice in a sought-after location. Early viewing is highly recommended.

EPC: TBC







TOTAL APPROX. FLOOR AREA 667 SQ.FT. (61.9 SQ.M.)

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David Paul Davies

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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22 Church Road, Rainford, St Helens, WA11 8HE
T: 01744 885753
sales@daviddaviesestateagent.co.uk
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www.daviddaviesestateagent.co.uk