



11, Royden Crescent, Billinge, WN5 7LL

£270,000

*David
Davies* **D** *Collection*



11, Royden Crescent, Billinge, WN5 7LL

- EPC: TBC
- Council Tax Band: C
- Three Spacious Bedrooms
- Driveway Parking & Detached Garage
- Living Room Through Dining Room
- Freehold
- Extended Semi Detached
- Excellent Cul-de-sac Location
- Private Rear Garden Backing Onto School
- Entrance Porch To The Front

Situated within a peaceful and highly sought-after cul-de-sac location in Billinge, this charming extended three-bedroom semi-detached home presents an outstanding opportunity for families and buyers. Perfectly positioned close to highly regarded schools and offering a safe and welcoming environment.

The property enjoys stunning kerb appeal, being garden fronted with a low surrounding brick wall and a lengthy driveway providing ample off-road parking for at least three vehicles. A detached garage with power and electrics further enhances the practicality of this appealing home.

Internally, the accommodation is both spacious and versatile. An entrance porch leads into the welcoming hallway, opening into a generous open-plan living and dining room that creates a bright and sociable atmosphere ideal for modern family life. The rear extension provides valuable additional living space and offers fantastic flexibility as a second reception room, playroom or home office, particularly suited to those working remotely.

The spacious fitted kitchen completes the ground floor and offers excellent potential for further development. Buyers may wish to create a separate enclosed front lounge while opening the kitchen through into the dining room and extension to form an impressive open-plan kitchen, living and dining space.

To the first floor, the landing leads to a spacious family bathroom with separate WC, two well-proportioned double bedrooms and a third bedroom, perfectly suited as a child's room, nursery or dedicated home office.

The rear garden is a true highlight of the property. Accessed through the extension, a flagged patio area provides an ideal space for outdoor seating and entertaining, benefitting from sunshine throughout the day and enjoying a private aspect. Steps lead down to a lower lawned garden complete with a useful shed, creating an excellent family-friendly outdoor space.

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	