

9, Trent Road, Billinge, WN5 7QT

Offers Over £250,000

David Davies Collection



9, Trent Road, Billinge, WN5 7QT

- EPC:D
- Leasehold - 937 Years Remaining
- Popular Residential Location
- Bright & Naturally Light Living Spaces
- Gardens To Both Front & Rear
- Council Tax Band:- C - St Helens
- Attractive Semi-Detached Bungalow
- Well-Proportioned Single-Storey Accommodation
- Private Side Driveway & Off-Road Parking
- Close To Local Amenities & Transport Links

Situated in a popular residential location on Trent Road, this attractive semi-detached bungalow offers well-proportioned accommodation, making it an excellent choice for downsizers, couples and a variety of prospective buyers. Benefiting from a practical single-storey layout, gardens to both the front and rear and a private driveway, the property offers comfortable living in a convenient setting.

Internally, the bungalow provides a welcoming and functional layout, with bright, naturally light living spaces and generously proportioned rooms. The accommodation offers excellent potential for purchasers seeking a manageable home with the convenience of single-storey living.

Externally, the property benefits from a well-maintained front garden, enhancing its kerb appeal, alongside a side driveway providing valuable off-road parking.
To the rear is a pleasant garden, offering an inviting outdoor space with plenty of potential for relaxing, entertaining or enjoying a spot of gardening.

Ideally positioned close to a range of local amenities, everyday shopping facilities and public transport links, the property enjoys a convenient location within an established residential area.

An appealing bungalow offering comfortable accommodation, private parking and attractive outdoor space, presenting an excellent opportunity for those looking to enjoy the benefits of single-storey living.

EPC:D











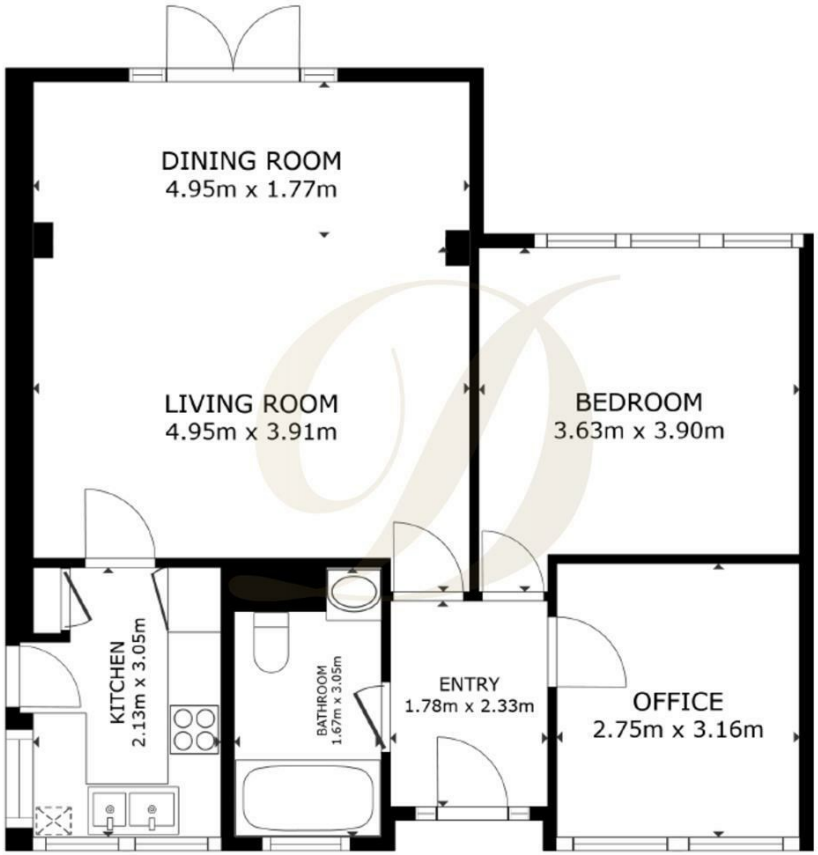






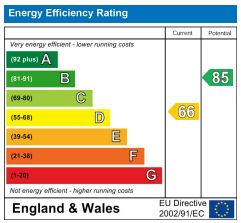


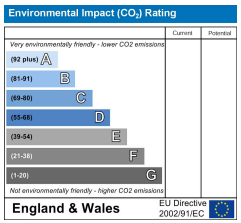



DINING ROOM
4.95m x 1.77m
LIVING ROOM
4.95m x 3.91m
BEDROOM
3.63m x 3.90m
KITCHEN
2.13m x 3.05m
BATHROOM
1.67m x 3.05m
ENTRY
1.78m x 2.33m
OFFICE
2.75m x 3.16m

FLOOR PLAN


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


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
85
66
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC