


**22, Ross Close, Billinge, WN5 7NP**

£250,000

David Davies Collection



# 22, Ross Close, Billinge, WN5 7NP

- EPC: D
- Freehold
- Spacious Lounge & Dining Area
- Full Loft Conversion Used As Second Bedroom
- Landscaped Gardens & Driveway
- Council Tax Band: B - St Helens
- Semi-Detached Bungalow - Immaculately Presented
- Modern Fitted Kitchen With Garden Views
- Double Bedroom With Built-In Wardrobes
- Detached Garage & EV Charging Point

Presented to the market in immaculate condition, this attractive semi-detached bungalow offers an excellent opportunity for those seeking a versatile, comfortable and low-maintenance home within a desirable residential location.

Ideally suited to downsizers, couples or those looking for single-level living with additional flexible accommodation, the property combines modern presentation with a number of appealing features.

Upon entering, a welcoming hallway provides access to the principal accommodation. The impressive lounge and dining area is a bright and spacious room, with large windows allowing an abundance of natural light to flow throughout. A feature fireplace provides an attractive focal point, creating a warm and inviting setting for both relaxing and entertaining.

The modern fitted kitchen is well presented and benefits from excellent natural light, together with pleasant views over the rear garden.

The generous double bedroom is fitted with built-in wardrobes, providing excellent storage, while patio doors open directly onto the beautifully landscaped rear garden, creating a lovely connection between the bedroom and outside space. Completing the main accommodation is a stylish, neutrally decorated bathroom.

A traditional staircase leads to a versatile loft room, which is comfortably used as a large double bedroom but if not need it offers a range of potential uses including a home office, hobby room, occasional guest space or additional living area, subject to any necessary permissions.

Externally, the property continues to impress. The front garden has been thoughtfully landscaped and is complemented by a private driveway providing off-road parking and an electric vehicle charging point.
To the rear is a beautifully maintained and paved garden, offering a private, low-maintenance space ideal for outdoor seating and entertaining. A detached garage provides valuable additional storage.

EPC: D












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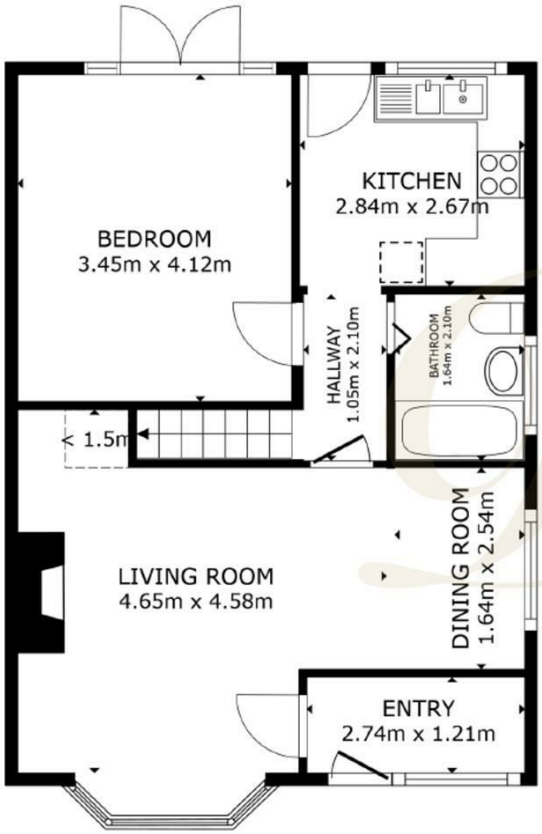
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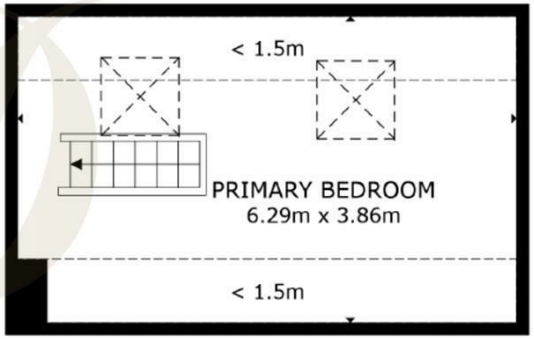









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