



2, Abbots Way, Billinge, WN5 7SB

£250,000

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

2, Abbots Way, Billinge, WN5 7SB

- EPC:D
- Council Tax Band: C - St Helens
- Tenure: TBC
- No Onward Chain
- Semi Detached Property
- Two Reception Rooms
- Conservatory To Rear
- Driveway And Integral Garage
- Three Bedrooms
- Low Maintenance Block Paved Rear Garden

David Davies Sales & Lettings are delighted to bring to market this extended three-bedroom semi-detached property, positioned within the highly desirable village of Billinge. It is brought to the market with 'No Onward Chain'.

The property is of 1970's construction, built using traditional methods and materials, and offers well-proportioned accommodation arranged over two floors, making it an ideal family home.

Upon entering, you are welcomed via a porch, leading into the main living space. The property benefits from a spacious and well-presented interior, with French doors to the rear. We have a bright conservatory, creating an excellent additional reception area and providing views over the rear garden.

To the first floor, there are three well-sized bedrooms along with a family bathroom.

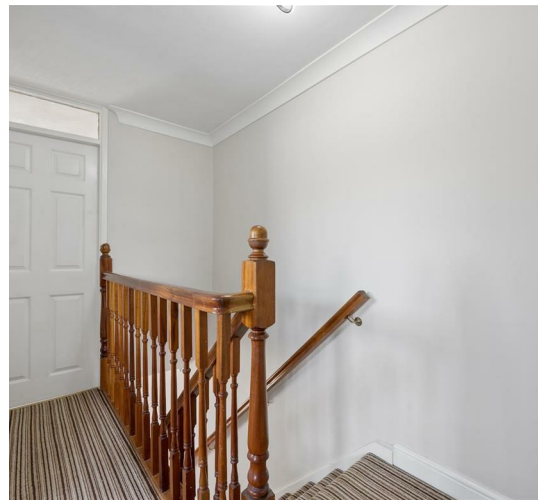
Externally, the property continues to impress. To the front, there is vehicle standing along with access to an integral garage, offering additional storage or potential for further conversion (subject to relevant permissions).

To the rear, the property boasts a low-maintenance, block-paved garden, fully enclosed and ideal for outdoor entertaining.

Situated in the ever-popular Billinge area, the property enjoys a semi-rural feel whilst still benefiting from excellent local amenities, schools, and transport links to Wigan, St Helens and surrounding areas.

EPC:D





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 Davies

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			64	England & Wales			83
EU Directive 2002/91/EC				EU Directive 2002/91/EC			