



72, Newton Road, Billinge, WN5 7LB

Offers Over £425,000

*David
Davies* *Collection*



72, Newton Road, Billinge, WN5 7LB

- EPC: C
- Freehold
- Spacious Open Plan Reception Room
- New Roof (November 2021) New Boiler (2023)
- Stunning Rear South Facing Garden
- Council Tax Band: D
- NO CHAIN
- Modern Open Plan Kitchen/Diner
- Four Bedrooms
- Off-Road Parking For Three Cars

Offered to the market with 'No Onward Chain', this stylish and extensively renovated detached property in sought-after Billinge is perfect for families or those seeking spacious, modern living.

Since purchasing in 2016, the current owners have transformed the space, converting the original garage into two additional rooms: a ground-floor bedroom and a utility room at the rear, both with planning permission. The home features new carpets, updated flooring throughout, a remodelled kitchen, and a landscaped back garden with glass balustrades and extended decking.

Upon entry, a welcoming hallway leads to a large open-plan reception room, connecting the living and dining areas via an archway. There's also an additional room at the front which can be used as a bedroom or additional reception room. The expansive kitchen diner at the rear is fully fitted with integrated appliances, offering a seating area and breakfast bar. The ground floor also includes a newly added utility room and a convenient WC.

The property features four good-sized bedrooms, providing plenty of space for a growing family or accommodating guests. Each bedroom offers comfort and privacy, ensuring a peaceful night's sleep. The family bathroom is well-appointed, featuring modern fixtures and fittings that cater to your everyday needs.

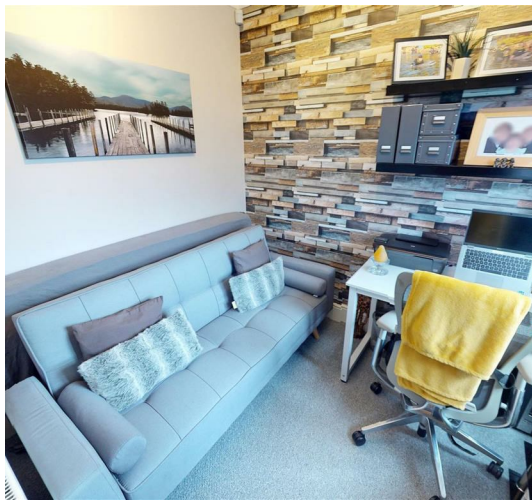
A highlight is the large south-facing garden with stunning views, extensive decking, and a lawn, providing a private outdoor haven for dining, gardening, or relaxing.

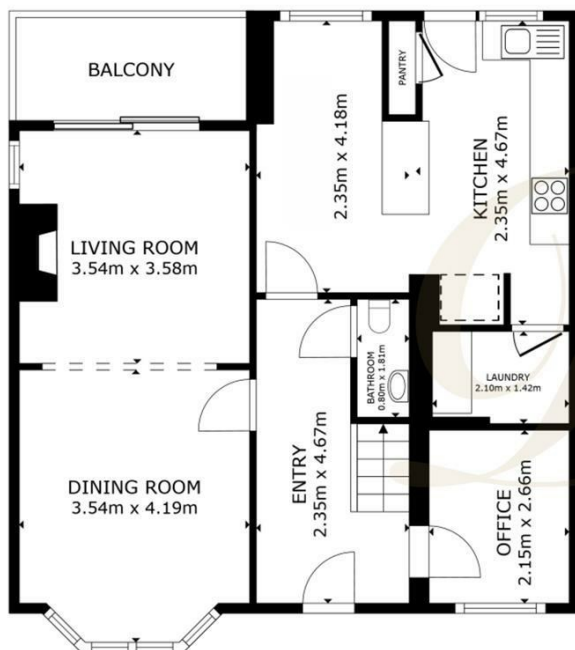
Enhancements include FENSA certified PVC double-glazed windows, a secure Rock Door at the front, a new boiler, new roof, and an updated electrical fuse panel, along with an alarm and CCTV system for security.

The driveway accommodates up to three cars. Located near local amenities, excellent schools, transport links, and scenic walking trails, Billinge offers a friendly community and picturesque surroundings, ideal for a balanced lifestyle.

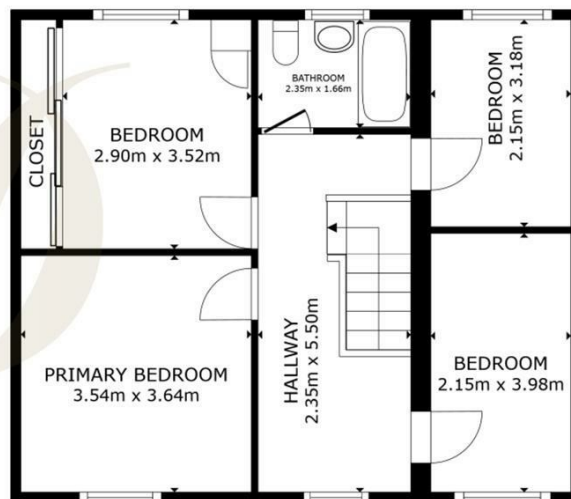
EPC: C







FLOOR 1



FLOOR 2

David Davies

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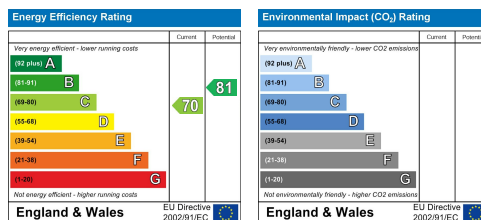
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