



**126, Avon Road, WN5 7SF**

Asking Price £330,000

*David  
Davies* Collection

## 126, Avon Road, WN5 7SF

- Freehold
- Council Tax Band: C
- Open Plan Modern Kitchen Diner
- Ground Floor WC & Utility Cupboards
- Four Car Driveway & Garage
- EPC: TBC
- Three Bedroom Extended Semi Detached
- Open Plan Reception Room
- Modern Four Piece Family Bathroom
- Private Rear Garden

Situated on a quiet and well-spaced road in the highly desirable area of Billinge, this stunning three-bedroom semi-detached property offers beautifully presented, extended accommodation, perfectly suited to modern family living and ready to move straight into.

The property boasts excellent kerb appeal, being garden fronted and set back from the road, with a generous driveway providing off-road parking for up to four vehicles and access to an attached garage.

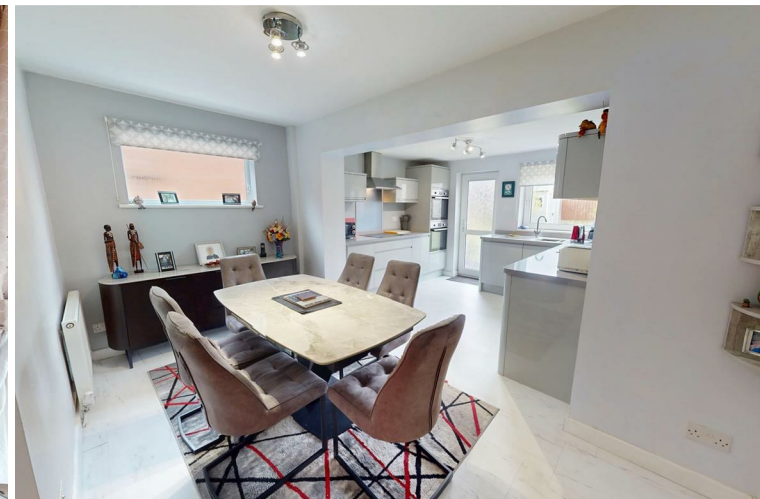
Internally, the ground floor comprises an entrance porch leading into a welcoming hallway. There is a spacious open-plan living room through dining room, with French doors opening onto the rear garden, creating a bright and sociable living space. The true highlight of the home is the stunning rear extension, where a high-quality Howdens kitchen has been installed. The space has been opened up with a steel beam, forming a large open-plan kitchen diner, complete with ample storage, utility cupboards, and access to a convenient ground floor WC—ideal for modern family life and entertaining.

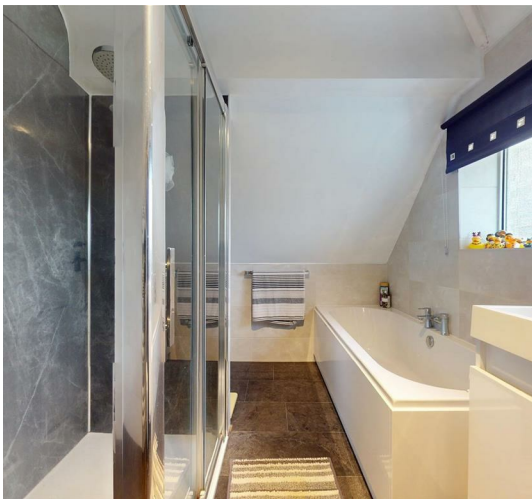
To the first floor, the landing provides access to three generously sized bedrooms and a beautifully presented modern four-piece family bathroom, finished to a high standard.

Externally, the rear garden is another standout feature, offering a private outdoor space that is not directly overlooked, with a school backing onto the rear, creating an excellent environment for families and those looking to upsize into the area.

This superb home combines space, style, and a peaceful location, making it an ideal purchase for growing families. Early viewing is highly recommended.

EPC: TBC





# Floorplan To Follow





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*David Patrick Davies*

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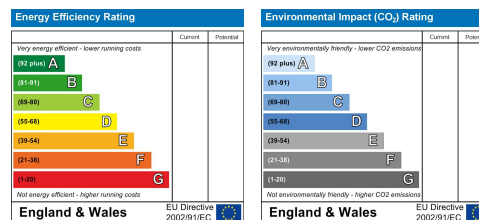


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