



**24 London Fields, Billinge, WN5 7LS**

**£130,000**

*David  
Davies* *Collection*

## 24 London Fields, Billinge, WN5 7LS

- EPC:D
- Rear Garden
- Large Reception Room
- Bi Fold Doors
- Great Location
- Freehold

We are delighted to bring to market the perfect property for a first-time buyer or investor, offered for sale with NO ONWARD CHAIN.

This substantial two bedroomed garden fronted terraced property is situated in a quiet and convenient locality in Billinge. This area has been increasingly popular over the years and has an established reputation for being a great place to live. Nearby you'll benefit from good road links, local amenities and highly regarded schools with a great village feel about it.

The accommodation briefly comprises: A large entrance hallway, a spacious lounge dining area with fabulous Bi fold doors leading out to the rear garden, with a good sized fitted kitchen.

The first floor landing leads to two deceptively large bedrooms and three-piece bathroom suite.

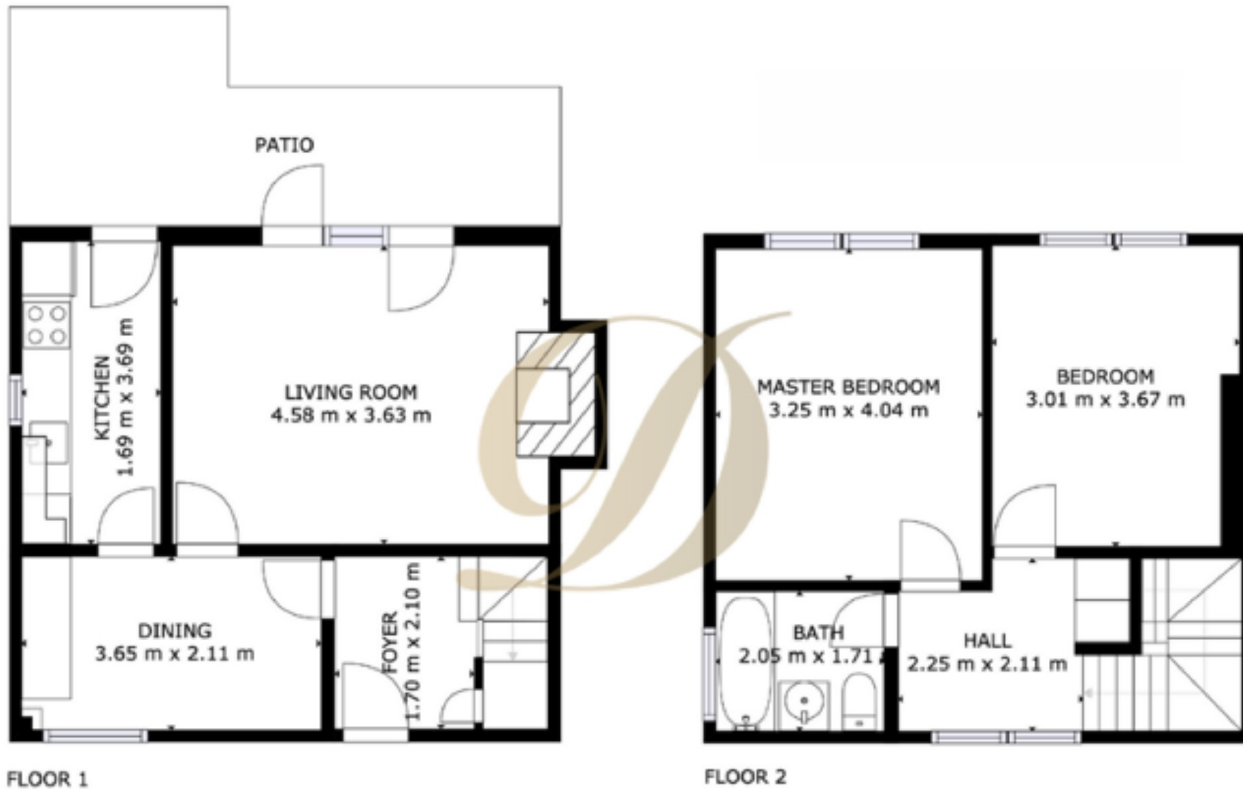
The property has UPVC double glazing, with gas central heating.

The large private rear garden offers plenty of space to enjoy our fabulous summer weather, to the front of the property we have a private driveway with plenty of space for the family car. The property sits proud in a nice spot in the road. Early viewing would be highly advised.

EPC:D







GROSS INTERNAL AREA  
 FLOOR 1: 39 m<sup>2</sup>, FLOOR 2: 37 m<sup>2</sup>  
 TOTAL: 76 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

*David Paul David*

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A		86	A		
B			B		
C			C		
D			D		
E	59		E		
F			F		
G			G	1	1
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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