



# Breakey & Co



## Hartley Green Gardens, Billinge

**Offers in Excess of £189,995**

- Four bedrooms
- En suite to master bedroom
- Close to good schools
- Modern mews property
- Modern fitted kitchen
- Viewings essential
- Sought after location
- Spacious lounge
- EPC-C



# Breakkey & Co



## DESCRIPTION

Situated on a sought after residential development in Billinge is this modern End mews property offered for sale. This lovely home offers ample and flexible living space and would be perfect for a growing family. The property itself is conveniently located close to good schools, Billinge's local amenities and is only a short drive from major transport links. Internally the accommodation is arranged over three floors and in brief comprises of; welcoming entrance hallway, w.c, the modern fitted kitchen/ diner and the spacious lounge overlooking the rear garden. To the first floor the landing area gives access to two double bedrooms, one single bedroom and the principal family bathroom. To the second floor you will find the large master bedroom which boasts its own en suite. Externally this attractive home is garden fronted and offers a well maintained garden to the rear. Parking is also available to the rear of the property. Early viewings are highly recommended to avoid disappointment.







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## ACCOMMODATION

**Lounge** 11' 6" x 16' 3" (3.5m x 4.96m)

**Kitchen/Diner** 14' 0" x 9' 5" (4.26m x 2.87m)

**Master bedroom** 21' 6" x 12' 9" (6.55m x 3.88m)

**Bedroom Two** 12' 10" x 9' 5" (3.9m x 2.87m)

**Bedroom Three** 12' 11" x 9' 5" (3.93m x 2.87m)

**Bedroom Four** 7' 8" x 6' 7" (2.34m x 2m)

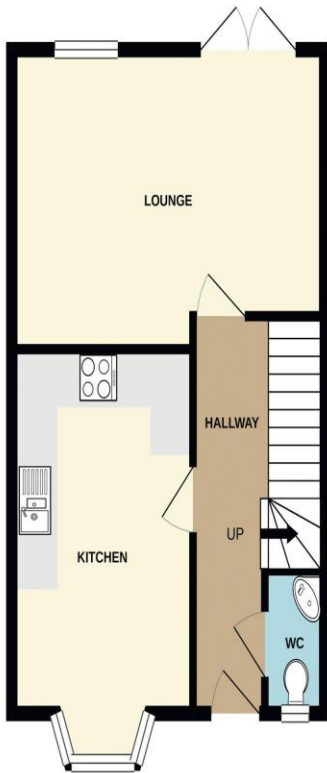
**Bathroom** 5' 7" x 6' 7" (1.7m x 2m)

**En-suite** 8' 2" x 8' 2" (2.5m x 2.5m)

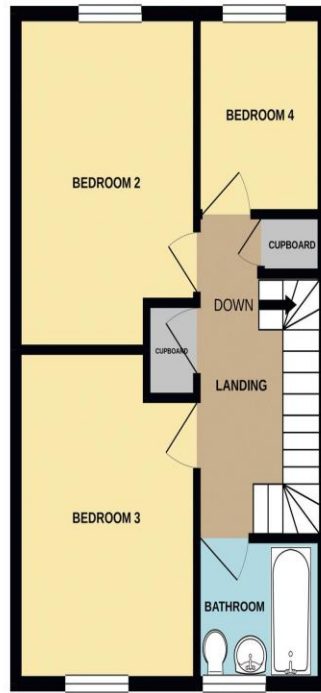




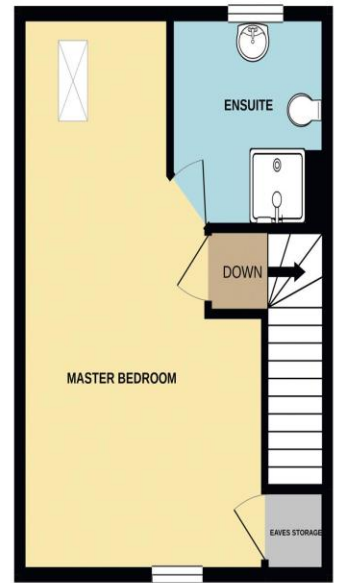
GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.1 sq.m.) approx.



2ND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



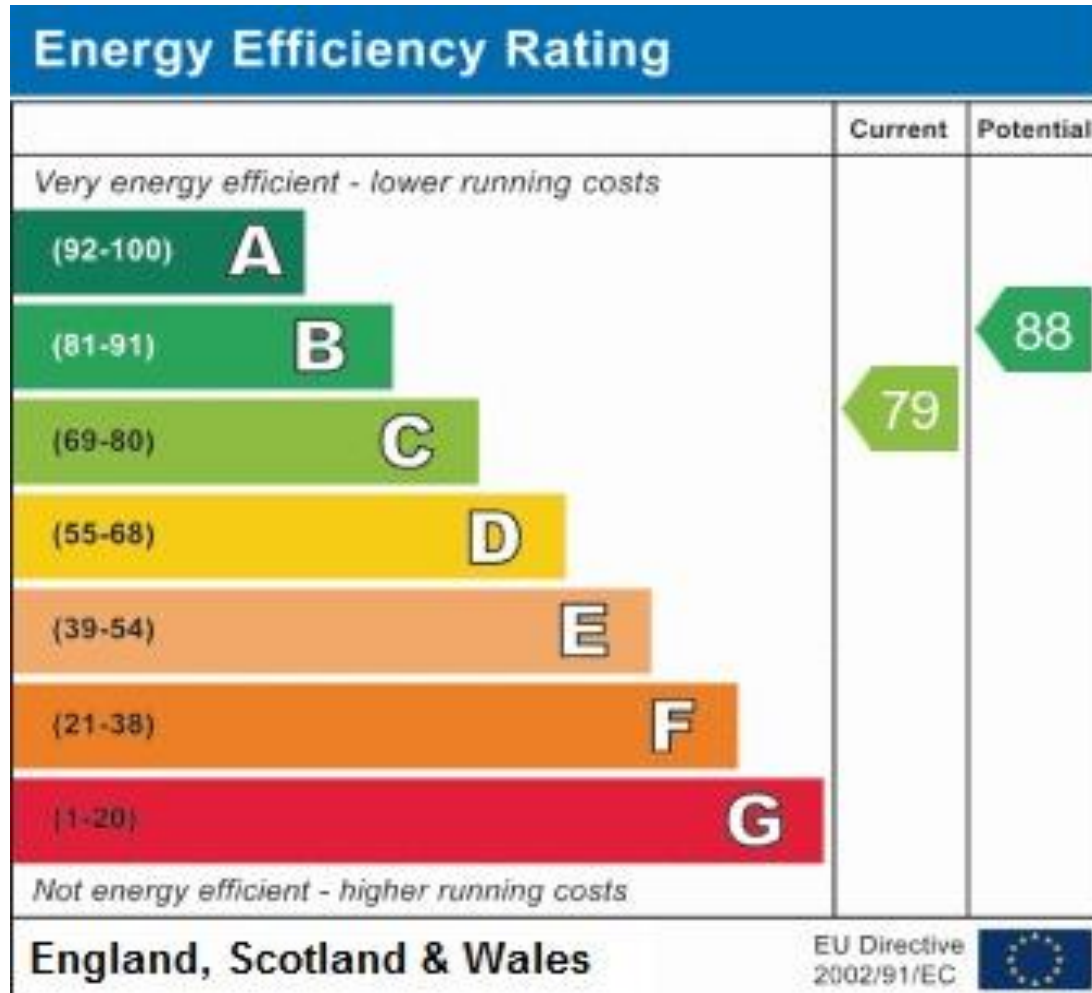
TOTAL FLOOR AREA: 1173 sq.ft. (108.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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