



CARR MILL ROAD, BILLINGE, WIGAN, WN5 7TW





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Nestled In The Heart Of The Sought-After Village Of Billinge, This Recently Renovated Three-Storey, Four-Bedroom Executive Property Is The Epitome Of Modern Sophistication. Boasting A Striking Design With A True “Wow Factor,” The Home Is Set Within Generous Gardens And Features An Envidable Location Just Steps From Local Schools, Amenities, And A Short Drive To The East Lancashire Road, Ideal For Commuters. From Its Stylish Interiors To Its Thoughtful Layout, This Property Is A Haven For Those Seeking Both Elegance And Practicality.

The accommodation is perfectly arranged to suit contemporary lifestyles. The ground floor offers a welcoming entrance hallway leading to a spacious lounge, a dedicated study, a luxurious four-piece family bathroom, and two well-proportioned bedrooms. Descend to the lower ground floor, where the breathtaking open-plan kitchen, dining, and sitting area awaits—complete with expansive sliding doors that frame the view of the beautifully landscaped rear garden. This level also includes a convenient utility room. Upstairs, the first floor boasts two additional bedrooms, one with a stylish en-suite bathroom.

Externally, the property is equally impressive, with a large brick-paved driveway offering ample parking and a detached brick garage for added convenience. The rear garden provides a tranquil retreat, featuring an expansive lawn and a generous patio area, perfect for alfresco dining or entertaining. This home combines luxury, practicality, and location in one remarkable package.





**Carr Mill Road, Billinge**



**Approx. Gross Internal Floor Area 2465 sq. ft / 229.07 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

**General Services:**

All mains' services are believed to be connected to the property.

Construction Type: Brick

Heating type: GCH

Broadband: Standard download 15 mbps, upload 1mbps, Superfast download 80 mbps, upload 20 mbps, Ultrafast download 1000 mbps, upload 100 mps.

Mobile Signal/Coverage: EE voice limited, data none, Three voice limited, data limited, O2 voice limited, data limited, Vodafone voice limited, data limited.

Flood Risk (if known): not known

**Local Authority:**

St Helens Borough Council

**Council Tax:**

Tax Band C

**Tenure:**

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.