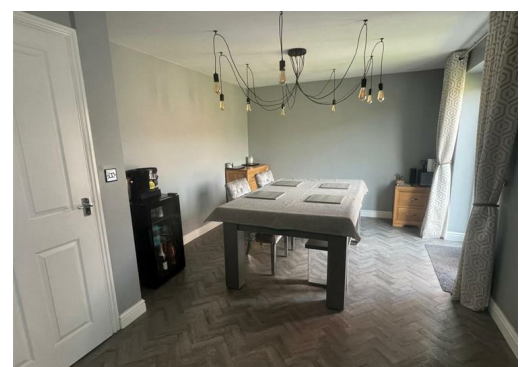




Hartley Green Gardens, Billinge, WN5 7GB

£369,995

PRICED TO SELL NOW!!! Modern 4 bed detached house on corner plot with 3 reception rooms, modern kitchen, contemporary bathroom, en suite & WC. Double garage & well presented gardens. **MUST BE VIEWED!!!**



141 Hartley Green Gardens, Billinge, WN5 7GB

We are delighted to offer for sale this modern double fronted detached house located on a corner plot with double garage, with access to amenities and transport links plus within catchment of 'Outstanding' & 'Good' Primary and Secondary schools.

The property benefits from Hive controlled gas central heating plus PVCu double glazing. There is a modern kitchen plus contemporary bathroom, en suite and WC. Items of note include French doors to the rear, focal point heater to lounge, feature radiators and fitted wardrobes to bedroom 1. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is a lounge, living dining kitchen, study and WC. There are 4 well proportioned bedrooms, the master with en suite plus a family bathroom to the first floor.

The property is located on a corner plot with well presented gardens with lawns and patio plus external power and tap. There is a double driveway leading to a double garage with electric vehicle charging point.

Tenure - Freehold
Estate Management Fee - £130pa.
Council Tax - Band E

The property comprises.

GROUND FLOOR

Entrance Hall

With luxury flooring.

Lounge 14'1"(max) x 11'6"(max) (4.31m(max) x 3.53m(max))

Having feature fire plus carpets, blinds and contemporary radiator.

Living Dining Kitchen 24'4"(max) x 10'7"(max) (7.42m(max) x 3.25m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus

stainless steel splash back. With oven, hob and hood plus 1.5 sink and mixer tap. With recessed spot lights and luxury flooring. French doors leading to the rear garden.

Study 9'8" x 8'8" (2.96m x 2.66m)

With carpets and blinds.

WC 5'4" x 2'10" (1.65m x 0.88m)

Having contemporary white sanitary ware plus tiling and luxury flooring.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 12'11"(max) x 12'4"(max) (3.94m(max) x 3.78m(max))

With fitted wardrobes, vanity and carpets.

En Suite 6'5"(max) x 6'2"(max) (1.98m(max) x 1.89m(max))

Having contemporary white sanitary ware with tiling, recessed spot lights and vinyl flooring.

Bedroom 2 11'9"(max) x 11'6"(max) (3.59m(max) x 3.53m(max))

With carpets and blinds.

Bedroom 3 9'8" x 8'5" (2.95m x 2.59m)

With laminate flooring and blinds.

Bedroom 4 8'8" x 8'6" (2.65m x 2.61m)

With carpets and blinds.

Bathroom 8'6" x 6'1" (2.61m x 1.86m)

Having a contemporary 4 piece suite with separate bath and shower with vanity unit, tiling, floor tiling, recessed spot lights and chrome ladder radiator.

EXTERNAL

The property is located on a corner plot with well presented gardens with lawns and patio plus external power and tap. There is a double driveway leading to a double garage with electric vehicle charging point.

