



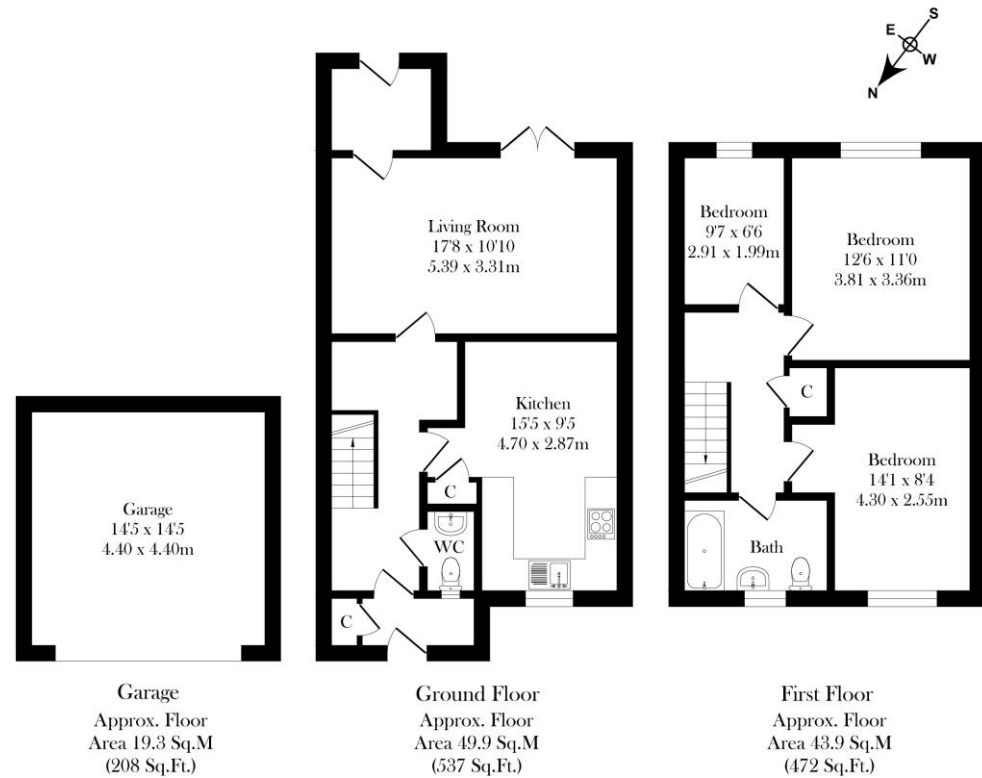
# TRACY PHILLIPS

Estates



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Total Approx. Floor Area 113.1 Sq.M. (1217 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



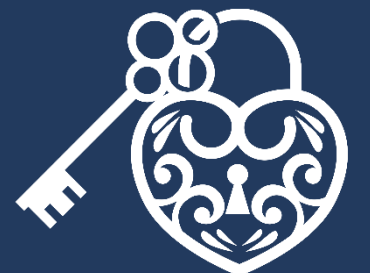
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Asking Price: £205,000

Cob Moor Road, Billinge



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Located along this quiet street on the edge of the semi-rural village of Billinge, this attractive property has been beautifully refurbished by its current owners to create a spacious family home that is in ready to move into condition. With a fantastic south-facing rear garden, off road parking and a garage, this impressive property offers a lot more than meets the eye.

The accommodation, which extends to approximately 1217 sq feet, provides light and bright rooms (all of good proportions) and briefly comprises an entrance vestibule which leads into the entrance hallway which features the staircase to the first floor and a handy storage cupboard and ground floor cloakroom. The kitchen is located at the front of the property with an impressive range of wall and base units and includes a gas hob, electric oven and overhead extractor hood. There is space for a freestanding fridge and equally enough space for a dining table. The impressive lounge is located at the rear of the property and features huge French doors and windows filling the room with light and a Southerly aspect over the rear garden. This impressive room extends to nearly 18 ft. A further vestibule at the rear of the property leads directly outdoors.

The first floor reveals three well-proportioned bedrooms and the newly refurbished and stylish shower room. Two of the bedrooms are really good doubles with excellent space for storage. The shower room is a delight with an attractive modern three-piece suite with black accents and features a large walk-in shower, vanity wash hand basin and w.c. The walls are tiled with neutral tiling and accents.

Externally, there is a front pathway and lawn and the rear offers off road parking and a garage. The good-sized rear garden is south-facing and includes flagged and gravelled areas.

Viewings of this lovely property are now welcomed.

