



# TRACY PHILLIPS

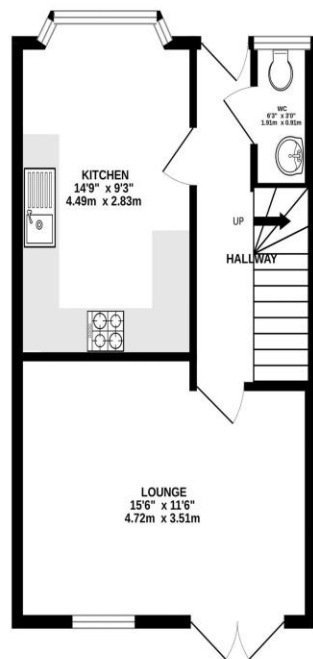
## Estates



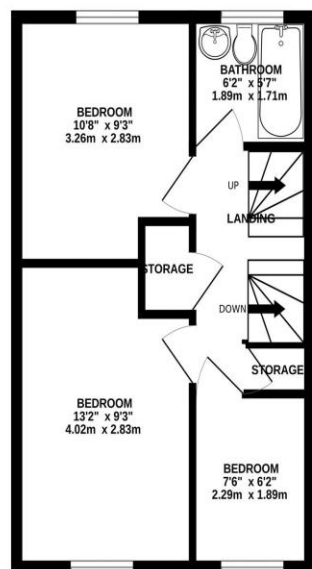
# TRACY PHILLIPS

## Estates

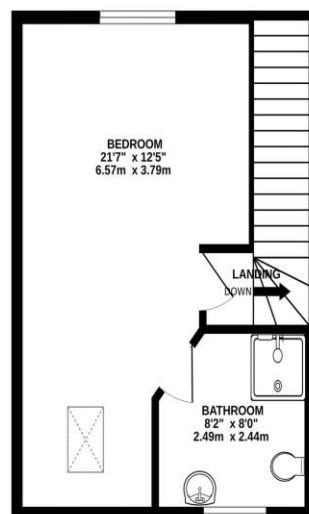
GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.3 sq.m.) approx.



2ND FLOOR  
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 1184sq.ft. (110.0 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.  
Made with Metropix ©2025



01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price £260,000

Hartley Green Gardens, Billinge, Wigan  
WN5 7GB



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



This impressively proportioned four bed town house property affords the perfect blend of size and location, arranged over three inviting levels. Constructed in 2010 by highly regarded house builder 'Persimmon Homes' the property rests in an enviable, elevated position that takes full advantage of wonderful far reaching views. The property is also ideally situated close to a number of highly regarded schools at both primary and secondary level, an important consideration with any home of this type, whilst the older members of the family are also well catered for with easy access to the M6 motorway ensuring major commercial centres such as Manchester, Liverpool and Preston are within a reasonable commute.

The property benefits from a well laid out and flowing floor plan, which provides very well-proportioned living spaces that have been finished with tasteful decor and quality fixtures and fittings throughout. Internal inspection is highly recommended and will reveal highlights including a welcoming reception hallway with a clever understairs storage area, a bright and airy 16' lounge with built in media wall housing storage, space for the TV and an inset fire. French doors lead out to the garden. The kitchen affords plenty of space to dine and includes an array of quality fitted units with ample workspace, space for appliances and complementary tiling to the walls. The ground floor is rounded off with a handy two piece cloaks/wc whilst on the first floor there are three well-proportioned bedrooms and a modern three piece family bathroom. On the second level is the large master bedroom which has ample space for furniture and a three piece en-suite shower room which comprises a low level WC, pedestal wash than basin and a corner shower unit.

Externally, the property is garden fronted and the rear garden is South facing and has been landscaped with a decked patio providing an ideal spot for those family barbeques, or perhaps a glass of wine or two after a long day in the office. There is a low maintenance artificial lawned area and a purpose built outdoor entertaining room. Accessible to the rear of the property are two allocated parking spaces.

Billinge is a lovely area on the outskirts of Wigan. The area is renowned for its excellent schools at both primary and secondary level, making this an ideal choice for families seeking quality education alongside a peaceful residential environment.

Viewings are now welcomed.









