



addisons

estate and letting agents



Upholland Road, Billinge
Wigan, Greater Manchester WN5 7DH

Offers Over £400,000

Step into this exceptional 4 bedroom home where original features combine effortlessly with modern fixtures and neutral decor.

The wonderfully sized reception rooms sit either side of the generous central hallway and a recently installed modern kitchen. The sizeable integral garage completes the ground floor layout of this substantial home. This home is light and bright with superb open views to the front and for cosy nights in ,there is a log burning stove.

Upstairs, continues the themes of space and light, with a luxurious family bathroom and 4 well sized bedrooms, the largest of which has an en suite shower room.

Outside there is a pretty garden frontage and there is a private enclosed rear garden. Off road parking is catered for by a very large detached garage, in addition to the integral garage.

FREEHOLD. Council Tax Band D. EPC Grade D.

NO ONWARD CHAIN DELAY

Entrance Porch

UPVC door and windows to front aspect. Central heating radiator. Laminate flooring.

Hallway

Stairs giving access to the first floor. Central heating radiator. Laminate flooring. Cupboard housing electric meter. Traditional coving to ceiling.

Dining Room

UPVC double glazed windows to front and side aspects. Two central heating radiators. Laminate flooring. Traditional coving and ceiling rose to ceiling.

Lounge

UPVC double glazed windows to front and side aspects. Central heating radiator. Laminate flooring. Wood burning stove. Traditional coving and ceiling rose to ceiling.

Kitchen

Fitted with a range of wall and base units comprising cupboards, drawers and quartz work surfaces and incorporating a 1.5 bowl single drainer sink unit with mixer tap. Built in electric oven and grill with four ring gas hob and extractor over. Integrated fridge and integrated dishwasher. Breakfast bar. Rigid vinyl flooring. UPVC door and window to rear aspect. Loft access. Door to integrated garage.

Integrated Garage

Timber double doors giving vehicular access to side. Fitted storage cupboards to one elevation and high level shelf storage. Plumbing for automatic washing machine. Tiled floor area.

First Floor Landing

UPVC double glazed window to front aspect. Loft access.



Bedroom One

UPVC double glazed window to front and side aspect. Two central heating radiator.

En Suite

Fitted with a three piece suite comprising shower enclosure with rainfall shower, wash hand basin and low flush WC. Tiled elevations.

Bedroom Two

UPVC double glazed window to side aspect. Central heating radiator. Fitted wardrobes to one elevation housing central heating boiler.

Bedroom Three

UPVC double glazed window to side aspect. Central heating radiator.

Bedroom Four

UPVC double glazed window to front aspect. Central heating radiator.



Family Bathroom

UPVC double glazed window to rear aspect. Fitted with a four piece suite comprising shower enclosure with rainfall shower, free standing bath, wash hand basin and low flush WC. Tiled elevations.

External

At the front of the property is a cottage style garden complimented by perfectly manicured box hedging and at the rear is an enclosed garden with a sheltered patio area and a raised lawn with mature shrubbery. A gate gives access at both sides of the garden and there is a pedestrian door into the detached garage/workshop.

Detached Garage/Workshop

Single roller door giving vehicular access. Power and light. Ample workshop/storage area.


Tenure

FREEHOLD

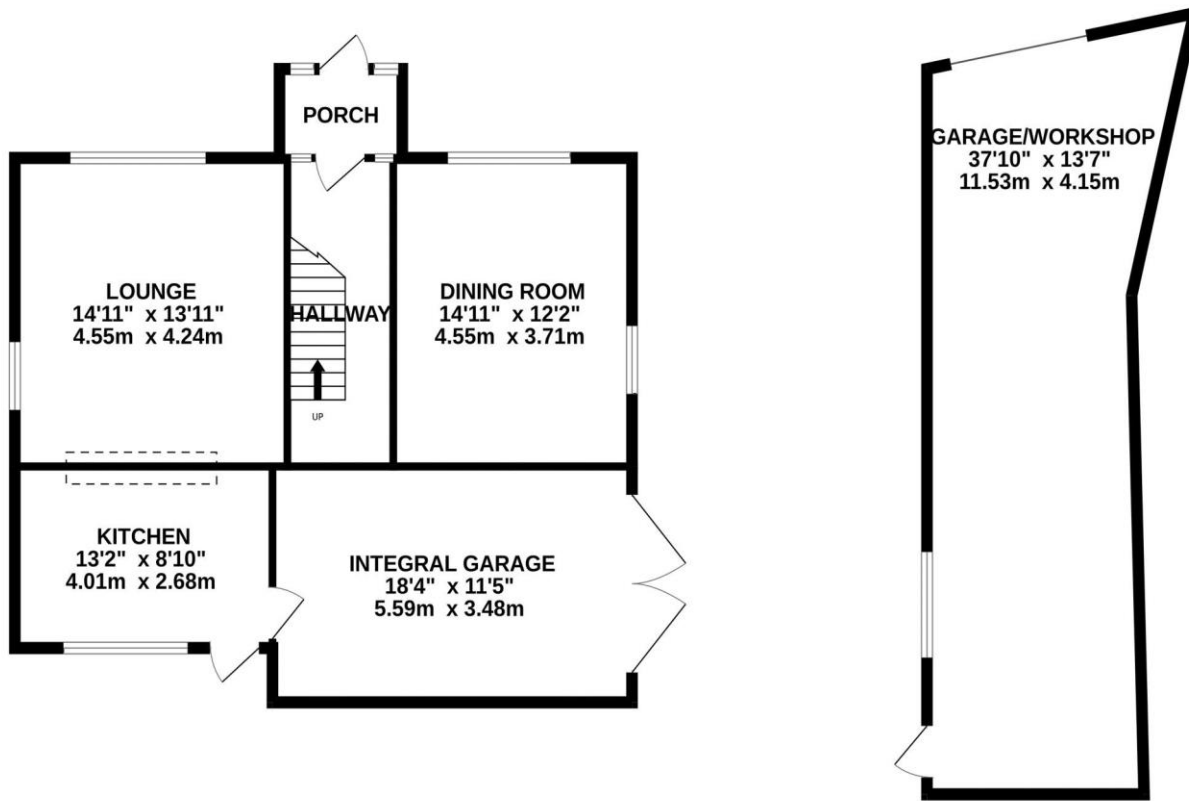




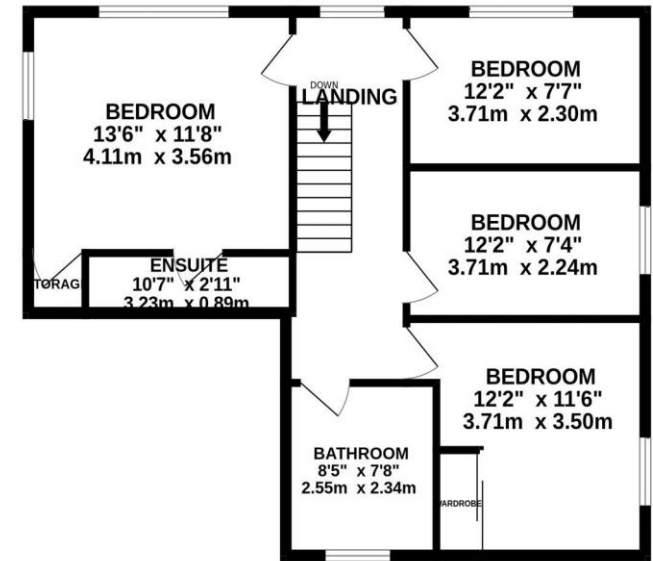
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		83
69-80 C		
55-68 D	64	
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
1228 sq.ft. (114.1 sq.m.) approx.



1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1904 sq.ft. (176.9 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.

Made with Metropix ©2024

Addisons Office
Tel: 01942 409840

First Floor 1, Church Street Orrell Wigan Greater Manchester WN5 8TG
info@addisonsestateagents.co.uk
www.addisonsestateagents.co.uk