



addisons

estate and letting agents



Brick Kiln Grove, Billinge
Wigan, Greater Manchester WN5 7FR

£249,950

Situated on a sought after modern development with beautiful open views to the front is this beautifully presented semi detached family home.

Its wonderfully quirky layout has accommodation comprising briefly of a stunning entrance hall, ground floor WC, lounge, dining kitchen, three good sized bedrooms, an en suite shower room to the main bedroom, and a family bathroom.

The property has gas central heating and UPVC double glazing and externally there is a driveway at the side providing off road parking and there is a low maintenance enclosed rear garden.

The location of this lovely property combines countryside living with access to a great range of amenities and is why it remains consistently popular with families.

Viewing is most highly recommended so please call now to make your appointment.

EPC Grade B. Freehold with a Management Charge. Council Tax Band C

Entrance Hall

Door giving access to the front of the property. Tiled floor area. Built in low level storage cupboard. Built in storage cupboard with fitted shelving. Stairs to first floor accommodation. Central heating radiator.

Ground Floor WC

Fitted with a low flush WC and pedestal wash hand basin. Central heating radiator. Part tiled elevations.

Dining Kitchen

Fitted with a range of wall and base units comprising cupboards, drawers and work surfaces and incorporating a 1.5 bowl single drainer sink unit with mixer tap. Built in single oven and four ring electric hob with extractor over. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Cupboard housing central heating boiler. UPVC double glazed window to front aspect and

UPVC double glazed french doors to rear aspect. Central heating radiator.

First Floor Landing

UPVC double glazed window to side aspect. Built in storage cupboard with fitted shelving.

Bedroom One

UPVC double glazed window to rear aspect. Central heating radiator. Fitted slide door wardrobes to one elevation.

En Suite

Fitted with a three piece suite comprising panelled bath, pedestal wash hand basin and low flush WC. UPVC double glazed window to front aspect. Central heating radiator. Extractor fan.

Bedroom Two

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



Bedroom Three

UPVC double glazed window to rear aspect. Central heating radiator. Fitted wardrobes.

Bathroom

Fitted with a three piece suite comprising panelled bath, pedestal wash hand basin and low flush WC. UPVC double glazed window to front aspect. Central heating radiator.

Outside

There is a small garden frontage and a step with decorative railings giving access to the front door. A driveway provides off road parking at the side of the property. At the rear is an enclosed low maintenance garden which has a patio area and an artificial lawn.


Tenure

Freehold
Annual Management Charge – Approximately £200 per annum (last charge £103 for 6 month period)

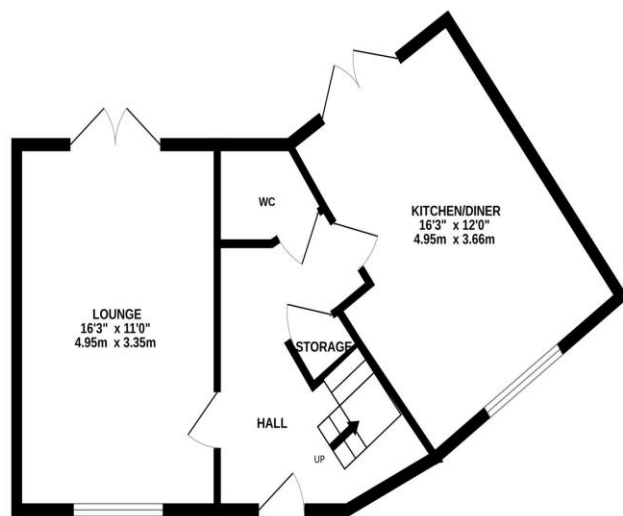




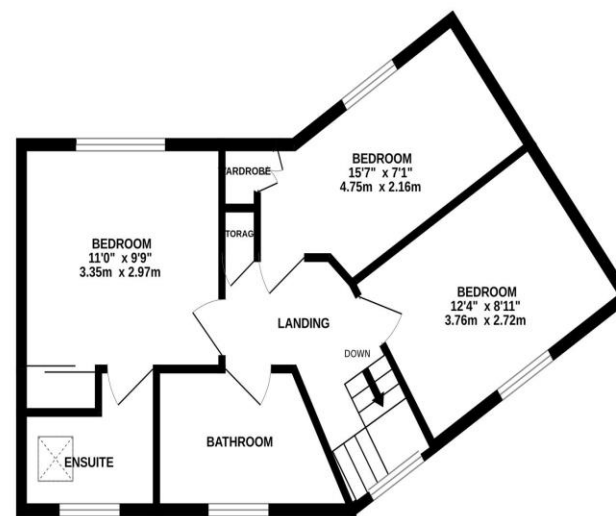
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		94
81-91 B	84	
69-80 C		
55-68 D		
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



1ST FLOOR



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.
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