



addisons

estate and letting agents



Beacon Road, Billinge  
Wigan, Greater Manchester WN5 7HF



This stunning individually designed detached property is situated in a beautiful rural location that borders open countryside and offers fabulous walks from the doorstep. The sought after village of Billinge is still conveniently located and has a great range of amenities including shops, bars and eateries and the main roads and motorway networks are also easy accessible, making this a great choice for busy commuters who want to come home to peace and quiet. Its generous and flexible accommodation comprises briefly of a welcoming hallway, lounge, dining room, kitchen, utility room, ground floor WC, and a large bright glass roof conservatory making up the ground floor. Moving upstairs, the spacious landing gives way to four very well sized bedrooms with the main bedroom having an en suite, and a lovely family bathroom serves the other bedrooms. The house has gas central heating and UPVC double glazing and externally there is a driveway providing off road parking and leading to the integral garage and there are mature gardens flanked by farmers fields to the side and rear of the property. This is a fabulous property, simply ideal for family life and now awaits its next family to love it as much as that of our current owners have done for many years. Please call us now to make your appointment to view!

EPC Grade C. Freehold. Council Tax Band E

### Entrance Hall

Door giving access to the front of the property. UPVC double glazed window to front aspect. Stairs to first floor. Central heating radiator. Tiled floor.

### Lounge

UPVC double glazed bow window to front aspect. Two central heating radiators. Living flame gas fire in decorative marble fireplace. UPVC double glazed window to side aspect. Laminate flooring. Double doors to dining room.

### Dining Room

UPVC double glazed french doors to conservatory. Central heating radiator. Laminate flooring.

### Conservatory

UPVC double glazed conservatory on dwarf brick elevations. Central heating radiator. Laminate flooring.

### Kitchen

UPVC double glazed window to rear aspect. Fitted with a range of wall and base units comprising cupboards, drawers and work surfaces and incorporating a 1.5 bowl single drainer stainless steel sink unit with mixer tap. Built in electric oven and grill and gas hob and extractor. Integrated dishwasher. Tiled to visible floor area. Part tiled elevations.

### Ground Floor WC

Fitted with a low flush WC and vanity wash hand basin. UPVC double glazed window to side aspect. Central heating radiator. Tiled floor area. Part tiled elevations.

### Utility Room

Fitted base unit with single bowl single drainer stainless steel sink unit with mixer tap. Central heating radiator. Tiled floor. Part tiled elevations. UPVC double glazed window to rear aspect. Door to side aspect.



### First Floor Landing

UPVC double glazed window to front aspect. Built in storage cupboard.

### Bedroom Four

UPVC double glazed window to rear aspect. Loft access.

### Bedroom Three

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

### Bathroom

Fitted with a three piece suite comprising tile sided bath with shower over, vanity wash hand basin and low flush WC. UPVC double glazed window to rear aspect. Tiled to visible floor and elevations. Central heating radiator. Laminate panelled ceiling with inset lighting.

### Bedroom Two

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

### Bedroom One

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

### En Suite

Fitted with a three piece suite comprising low flush WC, vanity wash hand basin and double shower enclosure. UPVC double glazed window to side aspect. Part tiled elevations. Central heating radiator.

### Outside

There is a cobbled double driveway at the front of the property leading to a single integral garage. There is a stunning side garden with a patio area which can be accessed from the conservatory and a raised level lawned garden complimented by raised

planted borders. The lawned garden continues to the rear of the property.

### Garage

Central heating boiler. Power and light. Electric Roller Door.

### Tenure


Freehold

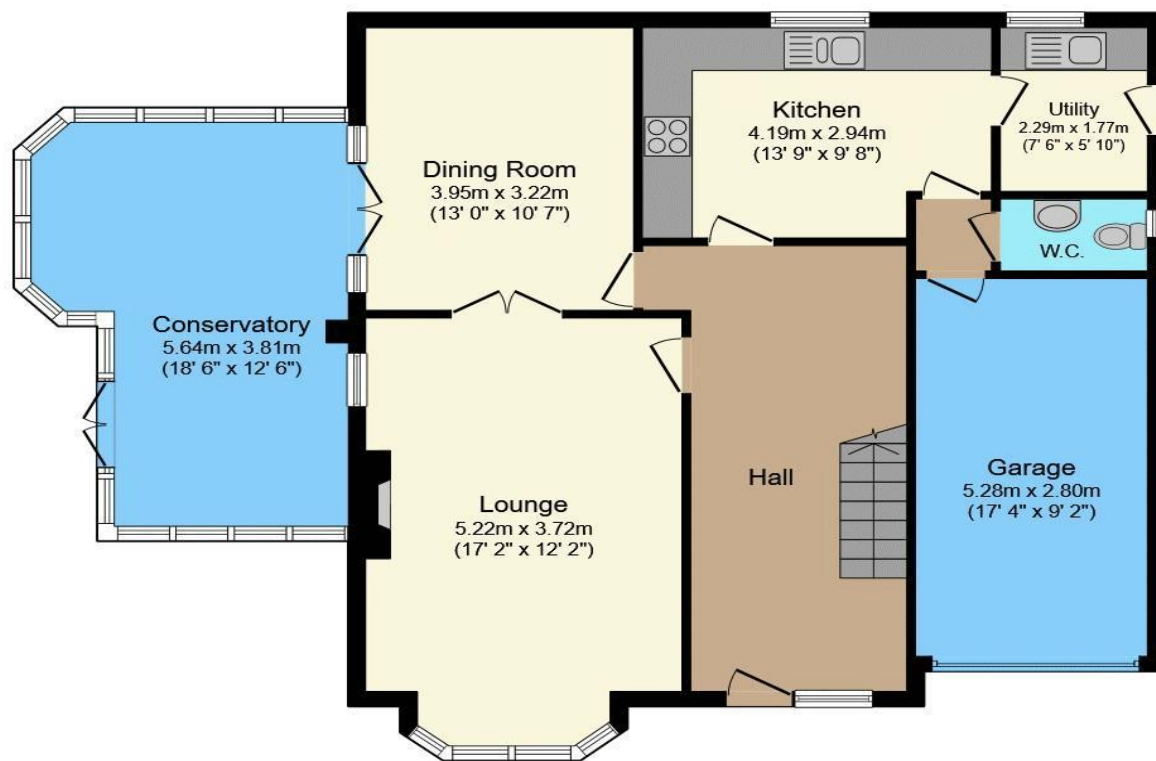




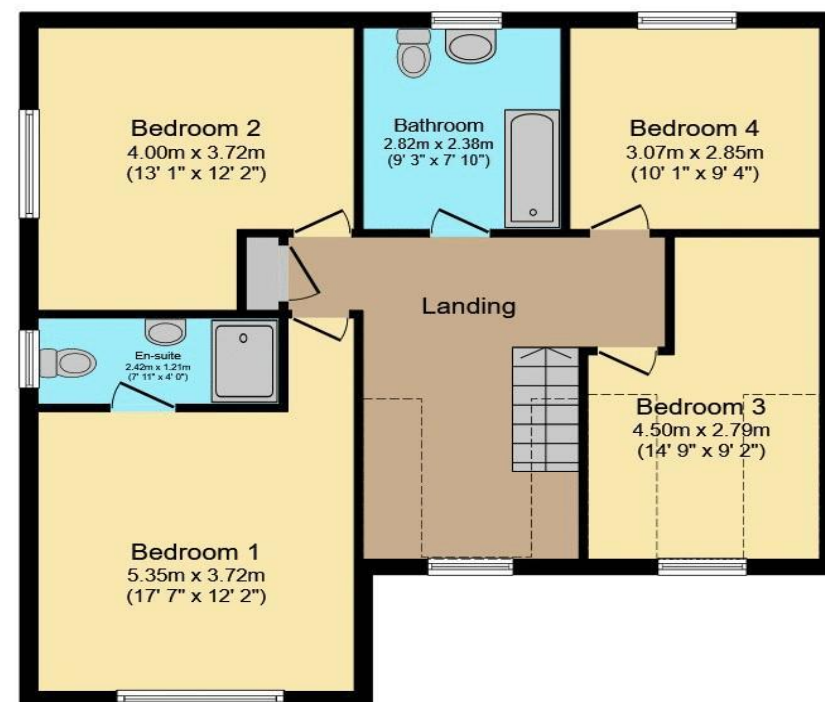


## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <div>92-100 <b>A</b></div> <div>81-91 <b>B</b></div> <div>69-80 <b>C</b></div> <div>55-68 <b>D</b></div> <div>39-54 <b>E</b></div> <div>21-38 <b>F</b></div> <div>1-20 <b>G</b></div> <i>Not energy efficient - higher running costs</i>	<div>72</div>	<div>79</div>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**



**Total floor area 183.2 sq.m. (1,972 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**Addisons Office**  
Tel: 01942 409840

15 St James Road Orrell Wigan Greater Manchester WN5 8SS  
[info@addisonsestateagents.co.uk](mailto:info@addisonsestateagents.co.uk)  
[www.addisonsestateagents.co.uk](http://www.addisonsestateagents.co.uk)