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Hartley Green Gardens, Billinge
Wigan, Greater Manchester WN5 7GA

£220,000

This modern mid terraced family is situated on a sought after and well established residential development in between the highly desired villages of Orrell and Billinge. With a great range of amenities in both villages which include independent shops, bars and eateries, beautiful countryside walks from the doorstep, well reputed nearby schools and colleges, and easy access to the motorway networks, it's easy to see why this area remains consistently popular.

The property itself is a true delight. Beautifully presented throughout, it briefly comprises of an entrance hall, ground floor WC, lounge, stunning dining kitchen, three bedrooms with an en suite to the main bedroom, and a family bathroom. The property has gas central heating and UPVC double glazing and externally there is driveway parking at the front for two cars and there is a lovely low maintenance rear garden. We thoroughly recommend early viewing of this super home so please call now to make your appointment to view.

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

Entrance Hall

Door giving access to the front of the property. Central heating radiator. Tiled floor. Stairs to first floor. Decorative panelling to one elevation.

WC

Fitted with a low flush WC and pedestal wash hand basin. Towel radiator. Tiled floor. UPVC double glazed window to front aspect.

Lounge

UPVC double glazed window to front aspect. Central heating radiator. Under stairs storage cupboard.

Dining Kitchen

Fitted with a range of wall and base units comprising cupboards, drawers and wood work surfaces and incorporating a 1.5 bowl single drainer sink unit with mixer tap. Integrated fridge freezer. Built in electric oven and grill and four ring induction hob

with extractor over. Integrated dishwasher. Tiled floor. Part tiled elevations. Central heating radiator. UPVC double glazed window to rear aspect and UPVC double glazed french doors to rear aspect giving access into the rear garden.

First Floor Landing

Loft access. Built in storage cupboard.

Bedroom One

UPVC double glazed window to front aspect. Central heating radiator. Fitted wardrobes to one elevation. Built in over stairs storage cupboard.

En Suite

UPVC double glazed window to front aspect. Fitted with a three piece suite comprising quadrant shower enclosure, vanity wash hand basin and low flush WC. Tiled to visible floor and elevations. Towel radiator.



Bedroom Two

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

Bedroom Three

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

Bathroom

Fitted with a three piece suite comprising P shaped bath with contemporary rainfall shower and screen, wash hand basin and low flush WC. Tiled to visible elevations and floor. Towel radiator.

Outside

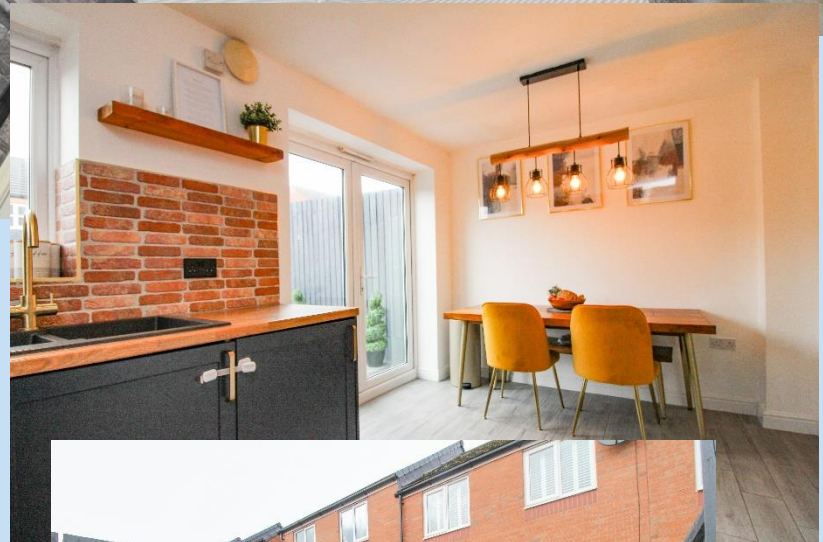
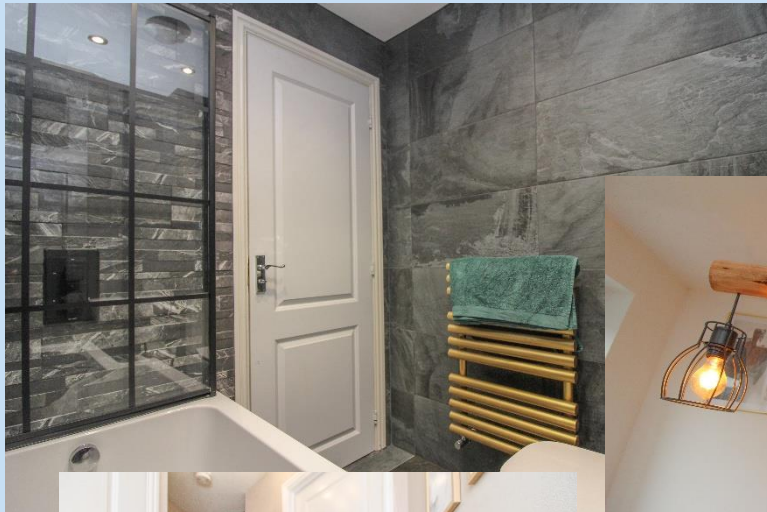
There is a driveway providing off road parking for two cars at the front and at the rear is an enclosed garden with a composite decking area and an artificial lawn.

Tenure

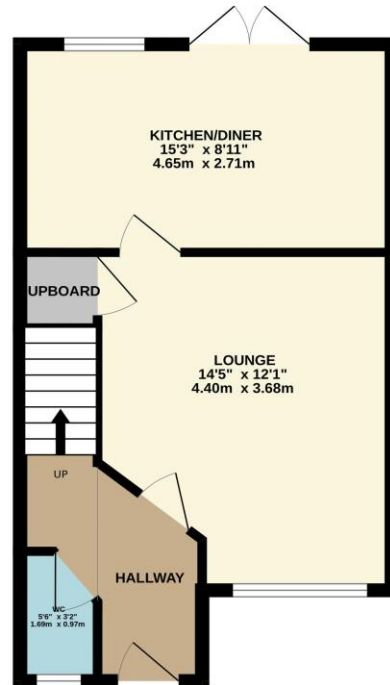
Freehold Greenbelt Charge currently £17.88 p/m



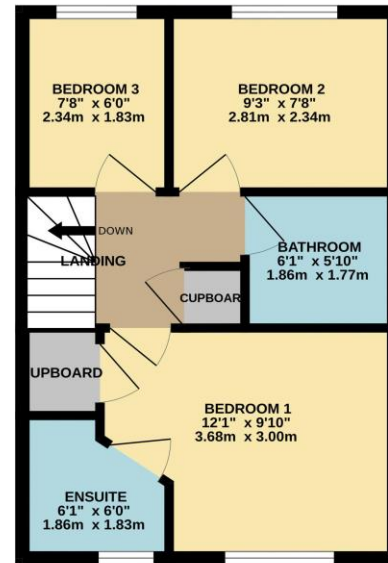




GROUND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.8 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.
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