



## Winstanley Road, Billinge, Wigan

£1,295

\*\*\*Fully Booked\*\*\*

Ben Rose Estate Agents are delighted to present to the rental market this beautifully presented three-bedroom home located in a sought-after area of Billinge, Wigan. The property enjoys an ideal location, with local countryside walks nearby and close proximity to Orrell village, which boasts a variety of bars, restaurants, and shops. Additionally, the property is situated within the catchment area of excellent primary and secondary schools. Fantastic travel links are easily accessible via the nearby train station, as well as via the M6 and M58 motorways.

The property has recently undergone a comprehensive refurbishment to a high standard, encompassing various upgrades such as a new kitchen and bathroom, new flooring and carpets throughout, new doors, and double-glazed windows at the front. Additionally, it has undergone a full rewire, plastering, and redecoration with neutral decor, enhancing its overall appeal and quality.

Internally, the property comprises a welcoming entrance porch leading into the main reception hallway. The hallway provides access to all ground floor rooms and houses the stairs to the upper level. To the left of the hallway, you will find the spacious lounge, featuring a large front-facing window and a charming fireplace. Continuing through, you enter the heart of the home—a beautiful open-plan space encompassing the kitchen, dining area, and sitting area, all centered around a large central island. The kitchen is equipped with integrated appliances, including a double oven, hob, dishwasher, and double wine fridge, along with a large freestanding fridge and a Quooker tap. The dining area offers ample space for a large family dining table, and tri-folding doors provide access to the garden. A convenient WC is located under the stairs.

Moving upstairs, you will find three well-proportioned double bedrooms, with the master bedroom benefitting from an ensuite shower room. The three-piece family bathroom, featuring an over-the-bath shower, completes this floor.

Externally, the property boasts a stone driveway at the front, providing off-road parking for up to three vehicles. At the rear, there is a secluded garden space comprised of a stone patio, a raised lawn, and a paved courtyard area, perfect for outdoor furniture. An outbuilding offers additional storage, along with a separate WC and additional utility space.



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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	