



25 Carr Mill Road, Billinge

In Excess of £400,000



25 Carr Mill Road

Billinge, Wigan

Beautiful two-bedroom detached bungalow with spacious lounge, modern kitchen, enclosed garden, garage, driveway, and great transport links. Ideal for families or downsizers.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Welcoming entrance hallway providing access to the principal living areas, creating a practical and inviting first impression.
- Bright and spacious lounge featuring a wood-burning fireplace, offering a warm and comfortable setting for relaxing evenings.
- Open-plan kitchen/dining area with integrated appliances, modern cabinetry and generous worktop space, ideal for everyday living and entertaining.
- Light-filled dining area positioned off the kitchen, creating a sociable space perfect for family meals and gatherings.
- Contemporary three-piece bathroom with walk-in shower, WC and basin, complemented by ample vanity storage for convenience.
- Two well-proportioned double bedrooms, with the main bedroom benefiting from ample built-in storage, offering comfortable and practical accommodation.
- Useful loft/attic space with ladder access, providing additional storage potential.
- Private and enclosed rear garden featuring a paved seating area, well-maintained lawn and

Kitchen / Dining Room



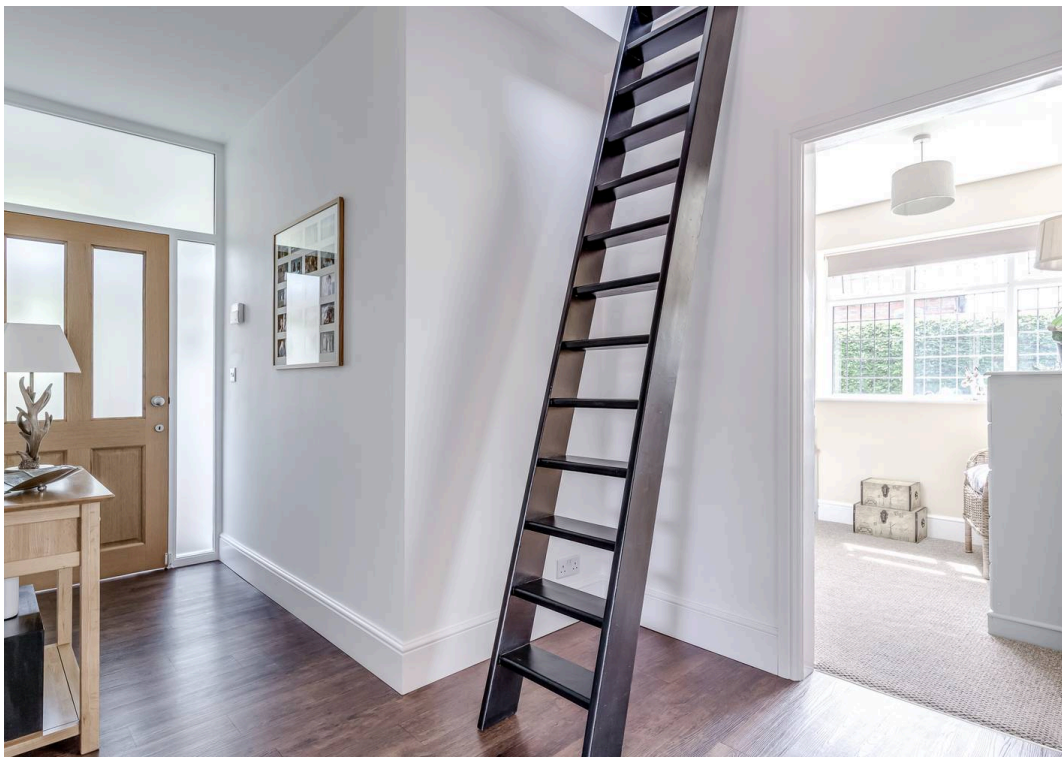


Bedroom 1

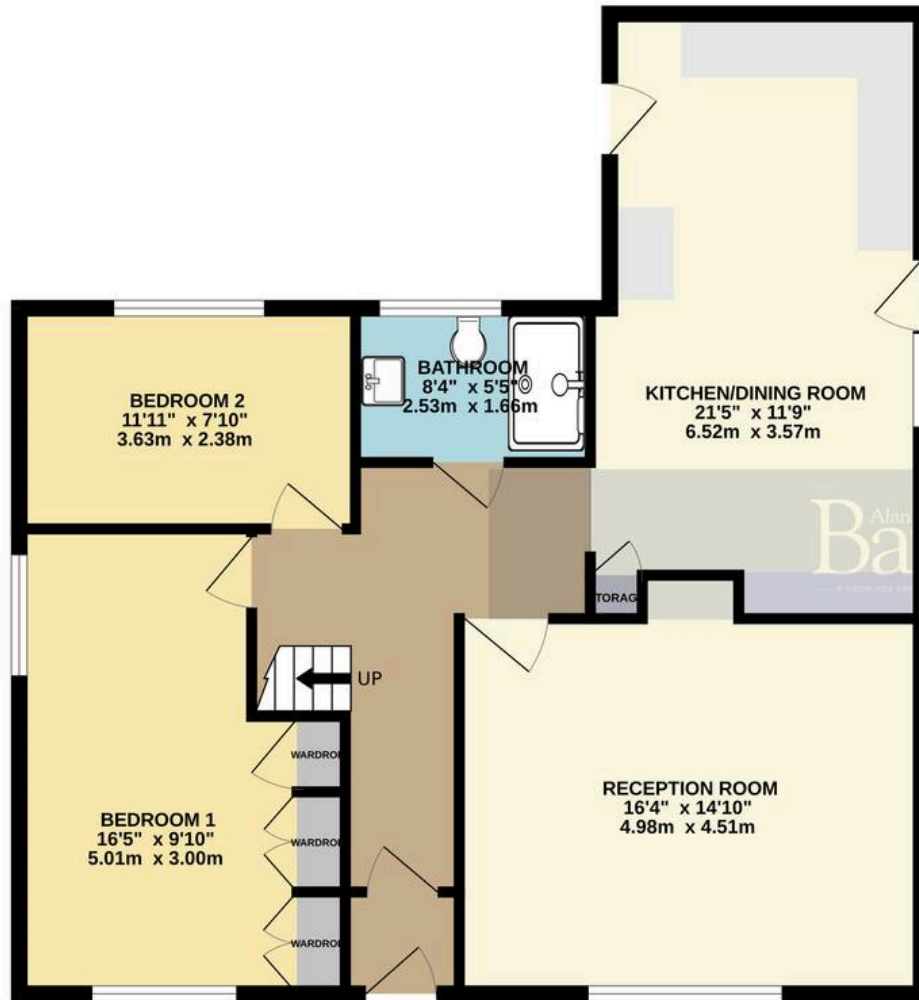
Bedroom 2

Bathroom

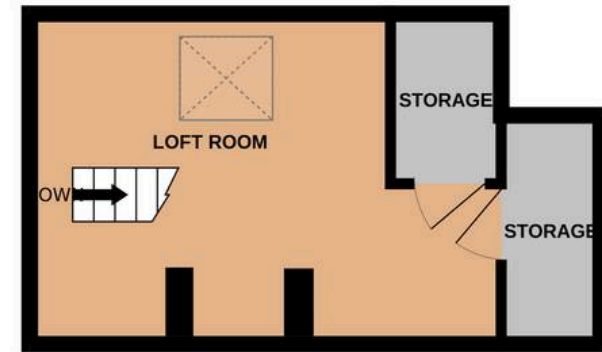




GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.



1ST FLOOR
219 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (102.9 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.
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B ^{Alan} Batt

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