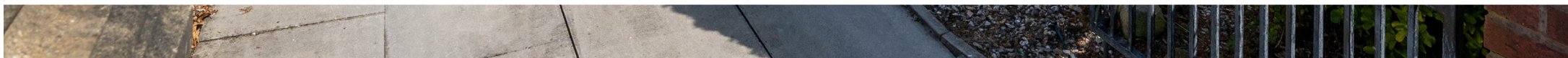




47, Tracks Lane, Billinge, WN5 7BL

£220,000

*David
Davies* *Collection*



47, Tracks Lane, Billinge, WN5 7BL

- EPC: D
 - Freehold
 - Modern Reception Room & Conservatory
 - Two Good Sized Bedrooms
 - Large Rear Garden Not Overlooked
- Council Tax Band: B - Wigan
 - Semi Detached Property
 - Spacious Kitchen
 - Private Driveway
 - Desirable Location

Situated in the highly sought-after village of Billinge, this beautifully presented semi-detached family home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families, or those looking to downsize without compromising on outdoor space.

The ground floor briefly comprises a welcoming entrance, a modern and stylish living room, a spacious fitted kitchen with ample storage and workspace, and a delightful conservatory overlooking the rear garden, providing additional living and entertaining space throughout the year.

To the first floor, there are two well-proportioned bedrooms and a modern family bathroom finished to a good standard. Originally designed as a three-bedroom property, the home is currently configured as a generous two-bedroom residence, with the bathroom located on the first floor creating larger-than-average bedrooms while still offering the potential for reconfiguration if desired.

Externally, the property benefits from driveway parking to the front, while to the rear is a substantial private garden offering excellent outdoor space for families, entertaining, or keen gardeners. The garden enjoys a not overlooked aspect, providing a high degree of privacy and a peaceful setting.

Located on the popular Tracks Lane, the property enjoys excellent access to local amenities, reputable schools, countryside walks, and transport links. Billinge village centre offers a range of shops, cafes, pubs and everyday conveniences, while nearby road networks provide easy access to Wigan, St Helens, Warrington and the M6 motorway, making it an excellent choice for commuters. The area is also renowned for its scenic surroundings, including the popular Billinge Hill, offering some of the finest views across the North West.

Early viewing is highly recommended to fully appreciate the spacious accommodation, private rear garden and desirable location this property has to offer.

EPC: D





Floorplan To Follow



Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	93-98		
B	81-91		
C	69-80		
D	55-68	68	82
E	39-54		
F	21-38		
G	1-20		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

Rating	Score Range	Current	Potential
A	82-91		
B	69-80		
C	55-68		
D	39-54		
E	21-38		
F	1-20		
G	1-20		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

EU Directive 2006/91/EC

England & Wales