

ABODE

SALES & LETTINGS

2 SEFTON ROAD
ORRELL
WN5 8UP



Property Description

A deceptively spacious three-bedroom semi-detached home with versatile accommodation, a generous plot, private enclosed garden, driveway parking and detached garage.

Offering an appealing combination of space, versatility and outdoor living, this attractive three-bedroom semi-detached home on Milton Grove, Billinge, presents a wonderful opportunity for buyers seeking a property with a flexible layout and excellent practical features. With approximately 1,313 sq. ft. of accommodation, the property benefits from a particularly versatile arrangement, with a bedroom and bathroom on the ground floor and two further bedrooms on the first floor. This adaptable layout lends itself to a variety of lifestyles, whether accommodating multi-generational living, providing space for visiting family or creating a dedicated home office.

The welcoming living room is a comfortable space in which to relax, featuring a bay window that draws in natural light and a focal-point fireplace. The kitchen/diner provides a practical and sociable setting for everyday cooking and dining, with fitted cabinetry, ample work surfaces and an open archway leading through to an additional reception room. This further reception space offers flexibility for formal dining, entertaining, a second sitting room or a hobby room.

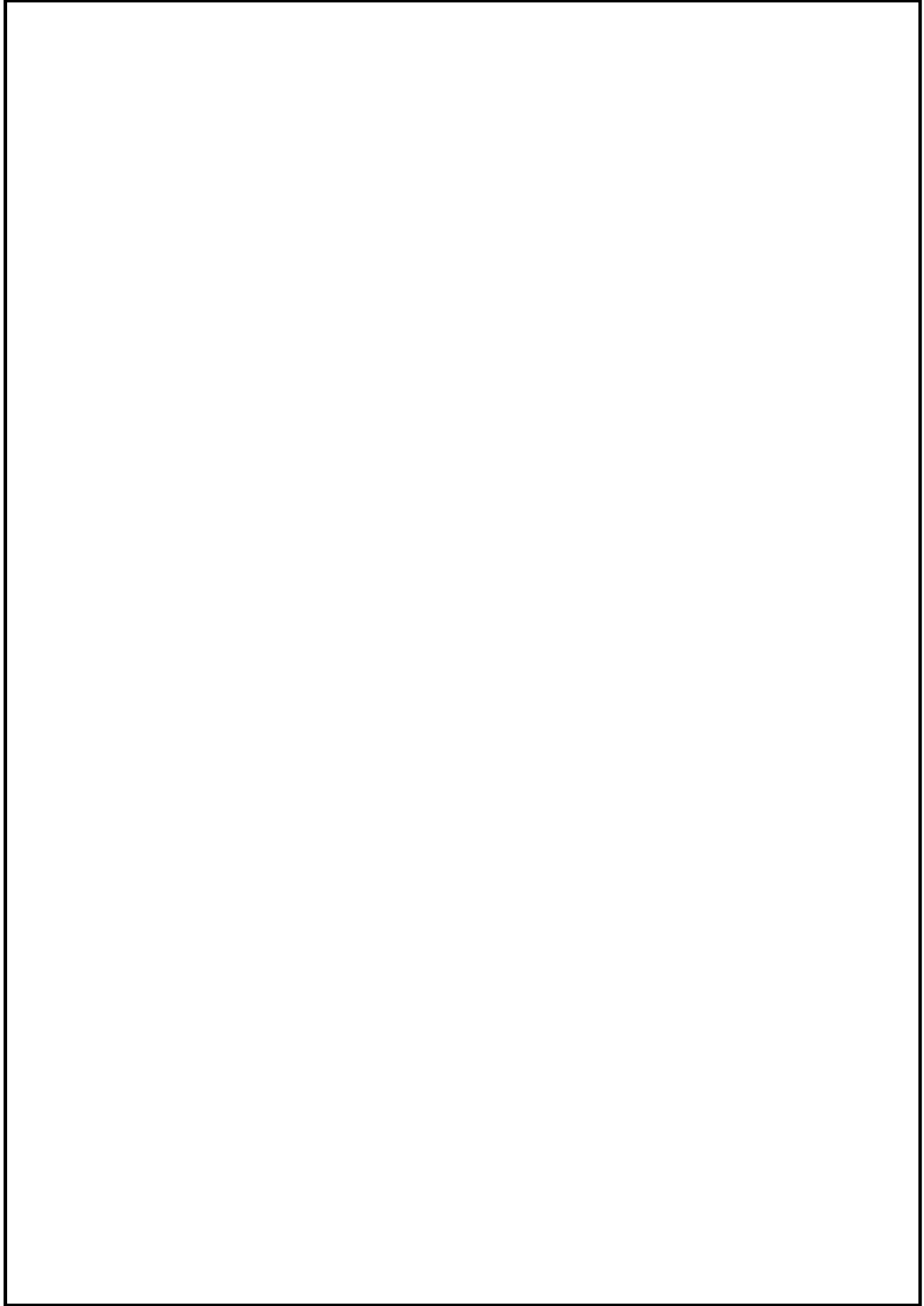
The ground-floor bedroom is complemented by a bathroom, offering a convenient arrangement for those who prefer to avoid stairs for their main sleeping accommodation. To the first floor, two additional bedrooms provide further space for family members, guests or working from home.

Externally, the property continues to impress. The generous frontage incorporates a substantial driveway providing off-road parking, with access to a detached garage offering valuable additional storage or workshop potential.

To the rear, the enclosed garden provides a private outdoor retreat, thoughtfully arranged with paved seating areas, raised borders, established planting and a central lawn. The combination of patio and lawn creates an inviting setting for outdoor dining, entertaining friends or simply enjoying the warmer months, while the enclosed boundaries offer a good degree of privacy.

Situated in the popular village of Billinge, Milton Grove offers an appealing residential setting within reach of local amenities, everyday conveniences and transport links connecting the surrounding towns and wider North West.

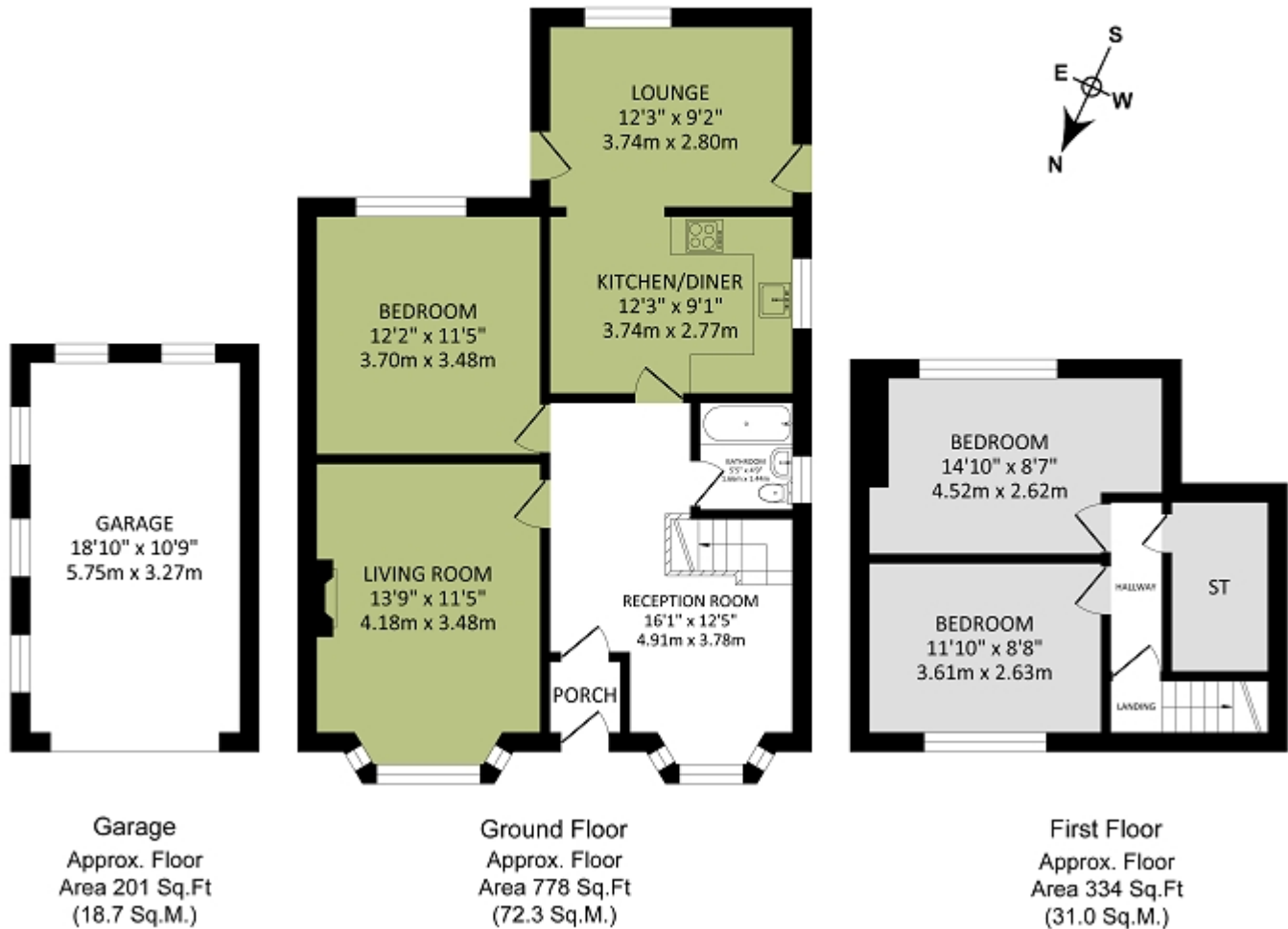
Combining generous proportions, flexible accommodation and an impressive outdoor footprint, this is a home that offers far more than first impressions suggest and deserves to be viewed to appreciate the space and versatility on offer.



Milton Grove, Billinge, Wigan

Total Approx. Floor Area 1313 Sq.ft. (122.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1.5 million - 10% of Purchase Price. From £1.5 million onwards 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.