

5, Gategill Grove, Billinge, WN5 7DS

£450,000

David Davies Collection



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- EPC: C
- Freehold
- Three Reception Rooms
- Four Bedrooms
- Driveway Parking With Integrated Garage
- Council Tax Band: E - Wigan
- Extended Detached Property
- Utility Room & Ground Floor W.C
- First Floor Family Bathroom & En Suite
- Great Location And Close To Local Amenities

Situated within a quiet and highly sought-after cul-de-sac, this substantially extended detached family home occupies a prominent corner plot and offers exceptional living space throughout. Properties within this desirable location rarely come to market, and it is easy to see why.

Positioned just off the ever-popular Smethurst Road, the property enjoys a superb setting between the villages of Orrell and Billinge, with convenient access to a wide range of amenities including shops, bars, restaurants, reputable schools, and colleges. Beautiful countryside walks are also close by, while excellent road and motorway links provide easy commuting across the North West.

The property boasts excellent kerb appeal, being garden fronted with a recently extended driveway providing off-road parking for at least four vehicles, along with access to the integral garage.

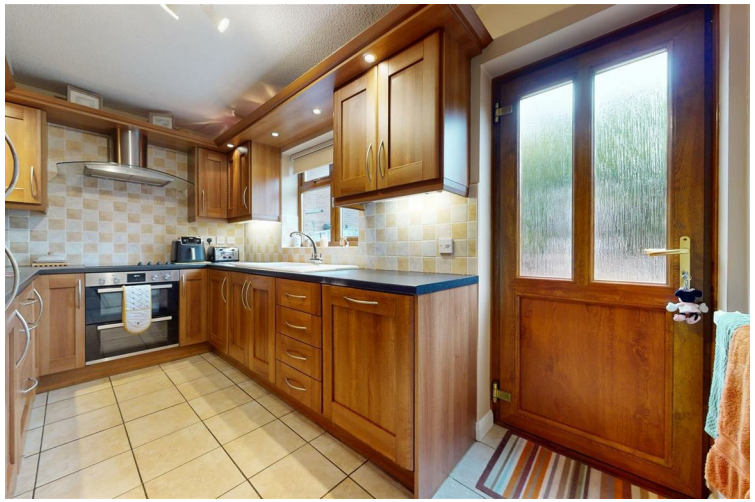
Internally, the ground floor comprises a welcoming entrance hallway, a spacious open-plan living room, and a fully fitted kitchen with access to useful under-stairs storage and the garage. In addition, there is a separate dining room, a further reception room offering flexible living space, a generous utility room, and a ground floor WC.

To the first floor, the landing leads to four spacious bedrooms. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, while two further double bedrooms also include integrated wardrobe space. The fourth bedroom offers versatility and would be ideal as a child's bedroom, nursery, or home office for remote working. A modern family bathroom completes the accommodation.

Externally, the property enjoys a private and low-maintenance rear garden, providing an excellent space for outdoor dining, entertaining, and relaxing during the summer months.

This impressive family home combines space, flexibility, and a prime residential location, making early viewing highly recommended.

EPC: C
















DIGGERS


GROUND FLOOR



1ST FLOOR





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