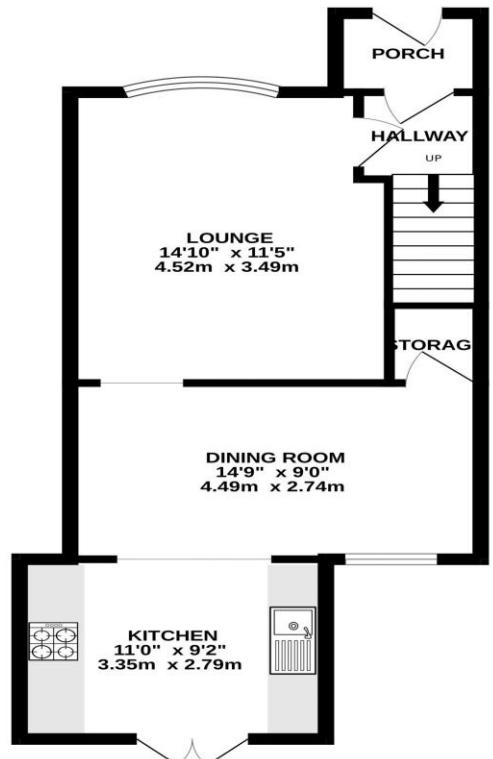




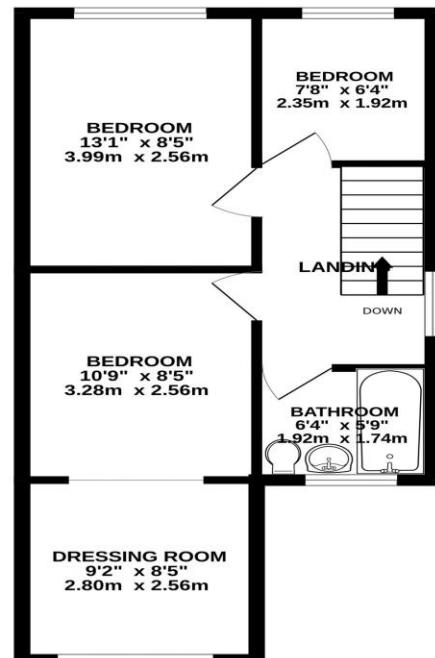
# TRACY PHILLIPS

## Estates

GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 902 sq.ft. (83.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 seals, symbols and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metaplan 2000.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

70 C 76 C



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# TRACY PHILLIPS

## Estates



Asking Price £290,000

Larch Close, Billinge, Wigan, WN5 7PX



This beautifully presented detached home is positioned on a well-established and sought-after traditional estate. Set back behind a lawned front garden, the property benefits from driveway parking to the side for multiple vehicles, leading to a detached single garage.

The welcoming hallway leads through to a stunning front lounge, featuring attractive wood flooring and a charming log burner, creating a warm and inviting living space. To the rear, the impressive dining room enjoys views over the garden through a picture window and offers useful under-stairs storage. This space flows seamlessly into the modern kitchen, which is well equipped with an integrated dishwasher and washing machine, gas hob, oven and a central island. A door provides direct access to the rear garden, making it ideal for everyday living and entertaining.

To the first floor, the property offers a contemporary family bathroom fitted with a shower over the bath, WC and wash hand basin. The principal bedroom is exceptionally spacious and boasts a large dressing room along with far-reaching elevated views over the rooftops towards Liverpool. The second bedroom is a generous double located to the front of the property, featuring open fitted wardrobes and currently used as a home office. A third bedroom provides a comfortable single room, also positioned to the front.

Externally, the rear garden is mainly laid to lawn, offering a pleasant and low-maintenance outdoor space.

Planning permission has already been granted to extend the property at ground floor level to incorporate a utility room, providing excellent potential for further enhancement. The house has been comprehensively modernised throughout, including a new roof, updated electrics and plumbing, and a newly fitted boiler, allowing buyers to move in with confidence.

This is a fantastic opportunity to acquire a stylish, well-maintained family home in a popular residential location.





