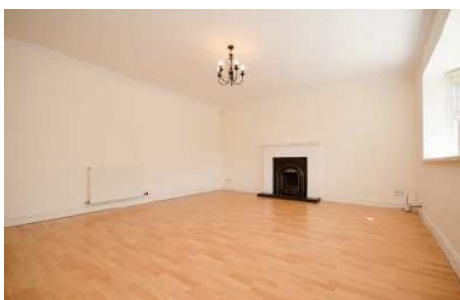




Moss Road, Billinge, Wigan, WN5 7BU

Offers over £450,000

Sapphire Homes are delighted to offer For Sale this superb modern four bedroom detached affording well planned and spacious family accommodation throughout and situated on a third of an acre plot in a high demand semi rural area which could be served for a variety of uses subject to the necessary planning conditions. Located in the popular area of Billinge and nestled away in this quiet, respectable and very prestigious road as well as being in the catchment for highly acclaimed schools, convenient to shops and amenities together with bus routes and the M6 motorway approximately two miles away this property will prove to be popular. Internally the accommodation briefly comprises of entrance / hallway, two separate reception rooms, fully fitted dining kitchen, separate utility room and ground floor cloaks. To the first floor is a generous landing with access to four good sized bedrooms and family bathroom. The master suite does boast large fitted wardrobes and a three piece shower suite. The property benefits from double-glazing, gas central heating and a tasteful and neutral decor throughout. Externally there is a brick garage, with power. Offered with no upward chain and internal viewings are highly recommended to appreciate in full.



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Specialists in sales, Lettings & Property Investments

Moss Road, Billinge, Wigan, WN5 7BU

GROUND FLOOR

Entrance / Hallway

Coved Ceiling, Doors leading to 2 reception rooms, kitchen / diner, W.C and stairs leading to Landing. Two central Heating Radiators, Double Glazed External Door, Solid Wooden Flooring, Light Fitting, Alarm Panel.

Lounge 4.41m x 5.01m (14'6" x 16'5")

To the front elevation, 2 Central Heating Radiators, UPVC Double Glazed Bay Window, Laminate Flooring, Feature Fireplace, Light Fitting.

Reception 2 4.40m x 2.91m (14'5" x 9'7")

To the front elevation, coved ceiling, central heating radiator, 3 x Double Glazed Windows to the front and side elevation, laminate flooring.

Kitchen / Dining 2.80m x 7.20m (9'2" x 23'7")

To the Rear Elevation and Fitted with a Range of Wall & Base Units with worktops to compliment, 3 double glazed windows to rear / side elevation, Wooden Flooring, Central Heating Radiator, Twin Bowl Stainless Steel Sinks, Down Lights, Stainless Steel Electric Oven, Fitted Stainless Steel Gas Hob, Stainless Steel Canopy Extractor Unit, Integrated Fridge / Freezer, Integrated Dishwasher, door leading to the utility room.

Utility Room 2.79m x 2.20m (9'2" x 7'3")

To the Rear Elevation with Double Glazed Window to side elevation, Double glazed door leading to the rear garden, fitted worktop, plumbing point

Cloakroom / W.C.

Low Flush WC, Sink, Window the front elevation, centre light, Panel Door,

FIRST FLOOR

Landing

Four doors leading to all bedrooms and the family bathroom. Loft Access point.

Master Bedroom 5.95m x 3.53m (19'6" x 11'7")

Sliding doors with access to Walk-In Wardrobe, Alarm Panel, 3 Double Glazed Windows, Carpeted Flooring, Two Central Heating Radiators, access to 3 piece shower suite.

Ensuite 1.60m x 1.90m (5'3" x 6'3")

Walk-In Shower Cubicle, Low Level WC, Pedestal Wash Hand, Double Glazed Window to rear elevation, Central Heating Radiator, Extractor Fan.

Master Robes

Sliding Doors, Wooden Flooring and Racking.

Bedroom 2 3.52m x 4.60m (11'7" x 15'1")

Double Glazed Window to Front Elevation, Central Heating Radiator, Carpeted Flooring.

Bedroom 3 2.63m x 4.00m (8'8" x 13'1")

2 Double Glazed Windows to Front and Side Elevation, Wooden Flooring, Built-In Cupboard, Central Heating Radiator.

Bedroom 4 2.80m x 2.55m (9'2" x 8'4")

2 Double Glazed Windows to rear and Side Elevation, Wooden Flooring, Central Heating Radiator, Centre Light

Bathroom 1.79m x 2.71m (5'10" x 8'11")

Low Level WC, Pedestal Wash Hand Basin, Panel Bath, Walk-In Shower Cubicle, Part-Tiled Walls, Double Glazed Window to Rear Elevation, Central Heating Radiator, Extractor Fan.

EXTERNAL

Garage

Single Garage with Power & Light, Up & Over Door, Access Door to Rear.

Front Garden / Land

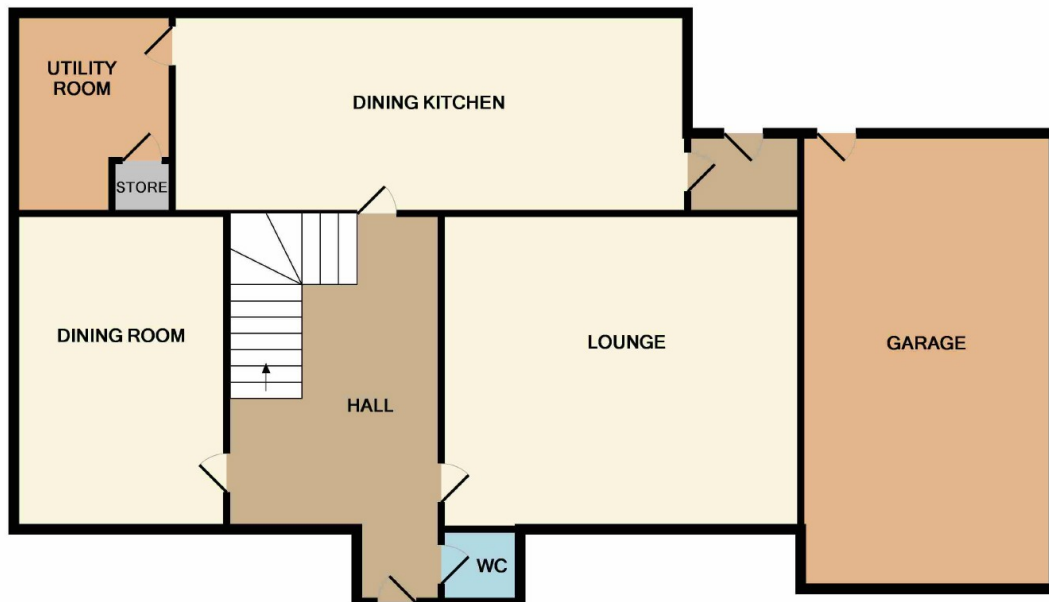
Large garden which is predominantly laid to lawn, established trees along fencing perimeter, Private Driveway to Turning Area & Garage, Wall & Panel Fenced Boundaries, External Power Point.

Rear Garden

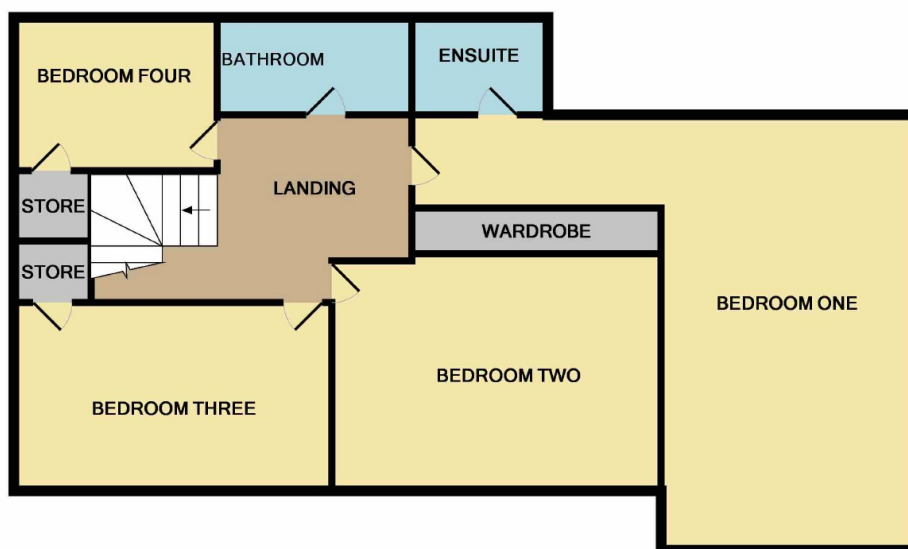
Paved Garden, Borders with Established Shrubs, stone wall boundary to rear, brick-built shed, overlooking private allotments, private aspect, external power points.

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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	70
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		57	65
England & Wales		EU Directive 2002/91/EC	