

Billinge Road, Wigan, WN5



FOR SALE : £90,000

Situated on a main road position close to Pemberton railway station, this charming garden fronted cottage has accommodation comprising entrance vestibule, open plan lounge/dining room with stairs to first floor, double doors give access to kitchen with integrated appliances, first floor landing gives access to two bedrooms, bathroom with over bath shower and three piece suite, warmed by a gas central heating system complimented by double glazing, offered for sale with no upward chain, externally there is a rear garden with garage. The property boasts many features and an internal inspection is strongly recommended.

ENTRANCE VESTIBULE Double glazed front access door, part tiled walls.

LOUNGE/DINING ROOM 14.93 x 24.14 Double glazed window to front elevation, two radiators, tiled effect flooring, feature fire surround with inset gas fire, double doors give access to kitchen.

KITCHEN 6.60 x 13.82 Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, integrated dishwasher, plumbing for automatic washing machine, hob, oven, loft access, part tiled walls, tiled effect flooring, integrated fridge freezer, rear access door.

LANDING Access to loft.

BEDROOM ONE 14.96 x 11.57 Two double glazed windows to front elevation, single panelled radiator.

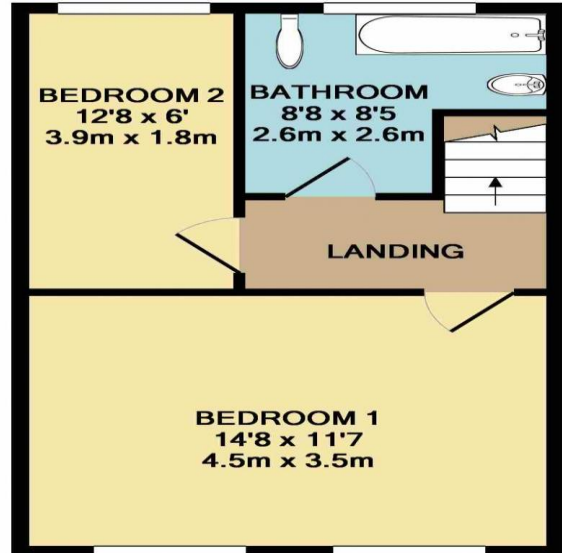
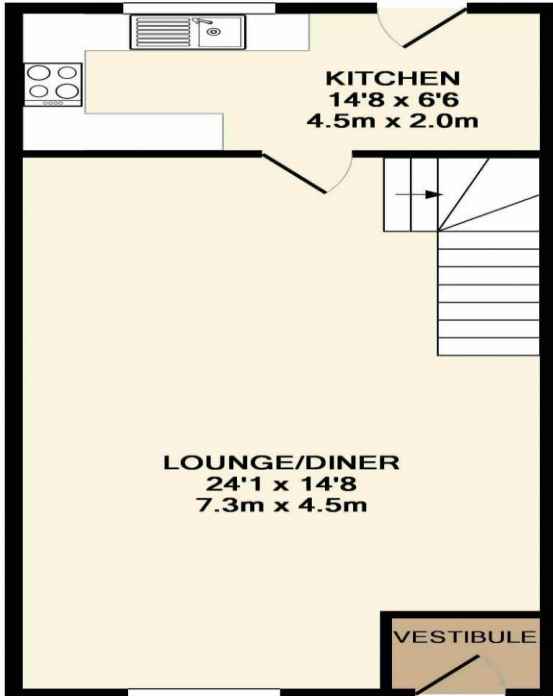
BEDROOM TWO 5.80 x 12.44 Double glazed window to rear, double panelled radiator.

BATHROOM Double glazed obscure window to rear, fitted with a coloured suite comprising low level wc., pedestal wash hand basin, panelled bath with over bath shower, tiled effect flooring, heated towel rail, built in storage cupboard, double panelled radiator.

EXTERNALLY TO THE FRONT There is a front garden.

REAR To the rear there is a good size garden, garage to the rear.





1ST FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(33.0 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 448 SQ.FT.
(41.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 804 SQ.FT. (74.6 SQ.M.)

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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