

## Tracks Lane, Billinge, Wigan, WN5 7BL



**Sale : £320,000**

Are you looking for a substantial family home? Deceptively spacious, this lovely, semi detached property has been skilfully extended, to provide an array of rooms with potential uses, ideal for a growing family. There are four double bedrooms to the first floor, plus a converted attic space, which is currently used as bedroom five. There are three reception rooms to the ground floor, one of which could be used as a sixth bedroom. Two bathrooms, one upstairs and one downstairs and an open plan kitchen and there is plenty of storage throughout the house too. Externally, there are gardens to the front and rear, a large driveway to the side, which leads to a detached garage and a huge summer house, which could be used as a home office, gym or hot tub enclosure. This is an excellent property in a great semi-rural location, which simply must be on your viewing list. Contact us today to book your early appointment.

### **Entrance Porch**

Door to the front.

### **Hallway**

Built in storage, window to the side and central heating radiator. Staircase to the first floor.

### **Lounge**

UPVC double glazed box bay window to the front. Central heating radiator. Electric fire and surround, double doors to the dining room.

### **Dining Room**

Open plan to the kitchen, central heating radiator and door to hallway.

### **Kitchen**

A good range of wall and base units with integrated electric oven and hob, overhead extractor fan, integrated fridge and freezer and space for washing machine. Windows and door to the rear.

### **Study/Bedroom 6**

This room has many potential uses. including bedroom, play room, study or gym. Double glazed window and central heating radiator.

### **Bathroom**

Low level WC, wash hand basin and panel bath with shower. Window to the side and central heating radiator.

### **Landing**

Access to all first floor rooms and converted attic space.

### **Bedroom 1**

Large master bedroom with central heating radiator and double glazed window to the rear.

### **Bedroom 2**

Another large double room, with UPVC double glazed window to the front and central heating radiator.

### **Bedroom 3**

UPVC double glazed window to the rear and central heating radiator.

### **Bedroom 4**

UPVC double glazed window to the front and central heating radiator.

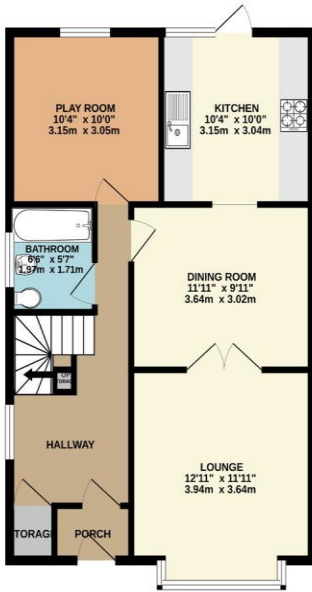
### **Bathroom 2**

Low level WC, wash hand basin and panel bath with shower. Window to the side and central heating radiator.

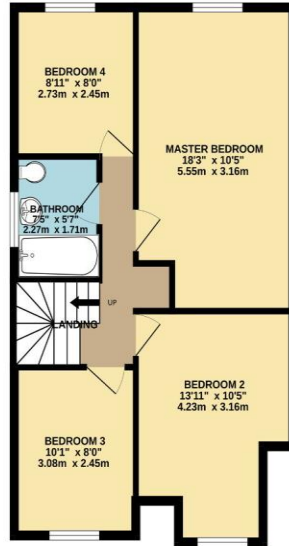




GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR  
569 sq.ft. (52.9 sq.m.) approx.

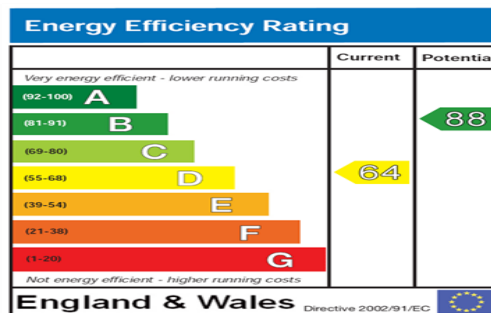


2ND FLOOR  
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA: 1419 sq.ft. (131.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.