



JB&B LEACH

SALES - LETTINGS - AUCTIONS - SURVEYS



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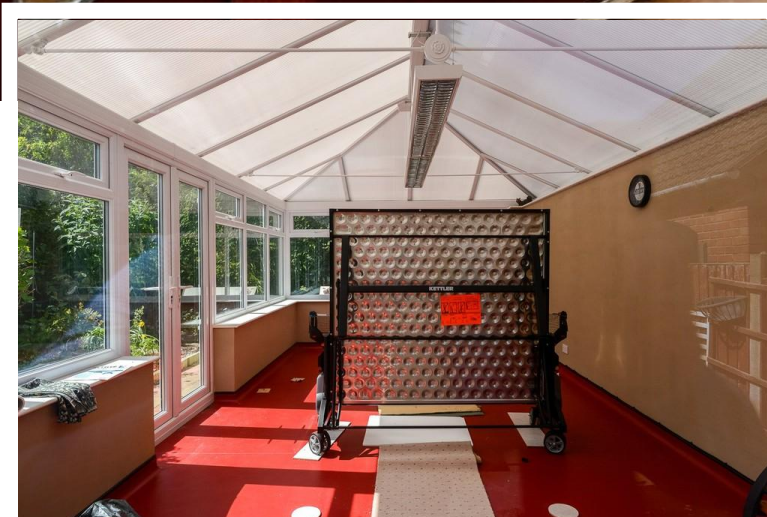
140 Avon Road

Billinge, Nr Wigan, WN5 7SF

£199,950

EPC Rating ‘%epcEER_current%’





Property Description

DESCRIPTION

JB&B Leach is pleased to offer for sale this spacious 3 bedroom Dutch style semi-detached house situated on the ever popular "Mucklow" development off the main Birchley Road convenient for all village amenities including many sought after schools and within easy reach of both St Helens and Wigan Centres and the A580 East Lancashire Road and associated motorway networks. The property is offered with vacant possession and provides ideal family sized accommodation which briefly comprises; entrance porchway leading to the reception hallway thereafter the lounge, dining room, separate kitchen and rear conservatory. On the first floor, there are 3 well-proportioned bedrooms together with a 4 piece family bathroom suite. The property also benefits from electric storage heaters, PVCu double glazing, an integral brick



garage and garden area to front and rear together with off road parking to the front. In addition to the above there is a "conservatory style" detached play room suitable for a number of uses. Early viewing is advised for this rare purchase and can be arranged via our town centre showroom.

ENTRANCE PORCHWAY

The Entrance Porchway has PVCu Wood Effect double glazed entrance door with side panels it also has a panelled ceiling with ceramic floor tiles



ENTRANCE HALLWAY

There is an electric storage heater, part glazed entrance door with side panels. staircase to first floor and telephone point

LOUNGE

15' 4" x 11' 5" (4.67m x 3.48m) Feature Fire surround with electric storage heaters, wall light points with television point and coved ceiling.



DINING ROOM

11' 8" x 9' 1" (3.56m x 2.77m) Double glazed patio doors leading to the rear conservatory. Electric storage heaters.

REAR CONSERVATORY

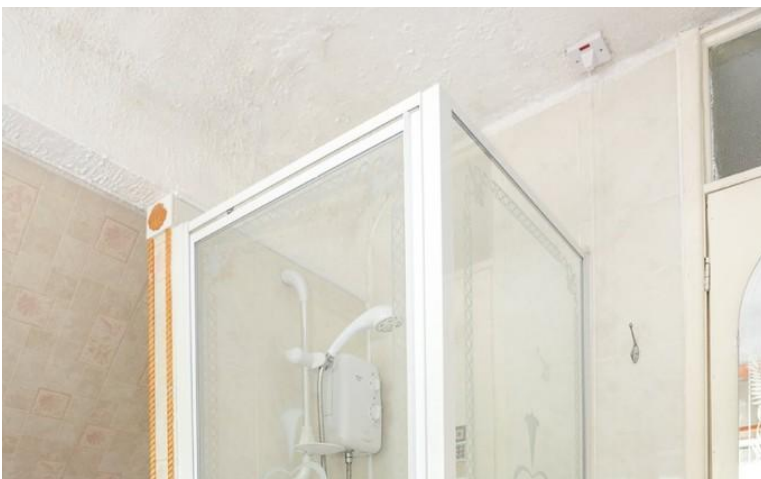
10' 10" x 8' 4" (3.3m x 2.54m) PVCu double glazed all round incorporating French door leading to the rear gardens.

KITCHEN

13' 4" x 7' 2" (4.06m x 2.18m) Mixer Taps set over a single drainer 1 1/2 bowl sink unit, range of base and wall units with work surfaces and part tiled walls, PVCu double glazed window and rear door with plumbing for washing machine and electric cooker point.

LANDING AREA

Access to roof space



BEDROOM 1

14' 2" x 11' 6" (4.32m x 3.51m) PVCU double glazed bay window with fitted wardrobes.



BEDROOM 2

11' 6" x 11' 4" (3.51m x 3.45m) PVCu double glazed window with fitted wardrobes.

BEDROOM 3

8' 0" x 7' 10" (2.44m x 2.39m) PVCU double glazed window. Access to side loft area.

FAMILY BATHROOM

Jaccuzzi Style bathroom with white suite comprising panelled bath with shower over and mixer taps. Pedestal wash hand basin, step in shower cubicle with mixer unit and low level WC, mainly tiles walls with electric heated towel rail and PVCu double glazed window.



FRONT GARDEN AREA

Block Paved Driveway providing hard standing, lawned area and open plan to the front and mature flower trees and borders

GARAGE

Off road parking space, integrated Brick construction with up and over door.



HEATING SYSTEM

Electric Storage Heaters

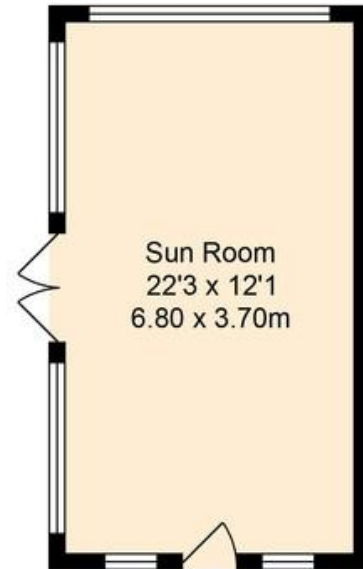




Avon Road, Billinge

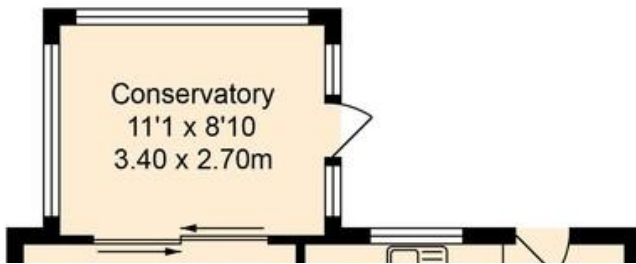
Total Approx. Floor Area 1474 Sq.ft. (137.0 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Sun Room

22'3 x 12'1
6.80 x 3.70m



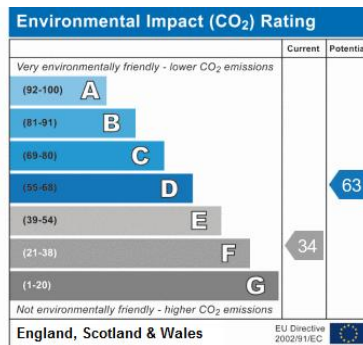
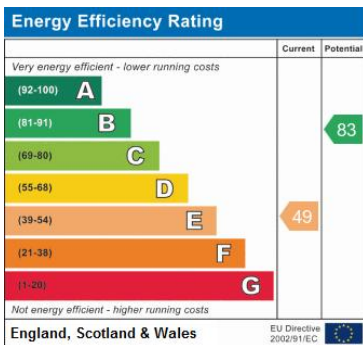
Conservatory

11'1 x 8'10
3.40 x 2.70m



Outbuilding

Approx. Floor Area 269 Sq.Ft (25.0 Sq.M.)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements