



**Stuart Crescent  
Billinge  
Wigan  
Merseyside  
WN5 7NW**

**Offers in Excess of £307,000**

**bettermove**



# Stuart Crescent Wigan

Bettermove are proud to present this 4 bedroom detached bungalow in Billinge available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the large driveway and garage. The council tax band is D.

The interior of this well presented property comprises a spacious living room, dining room, fitted kitchen, 4 bedrooms including the master bedroom with ensuite bathroom and the family bathroom. The exterior boasts a private well maintained rear garden, perfect for enjoying the summer months.

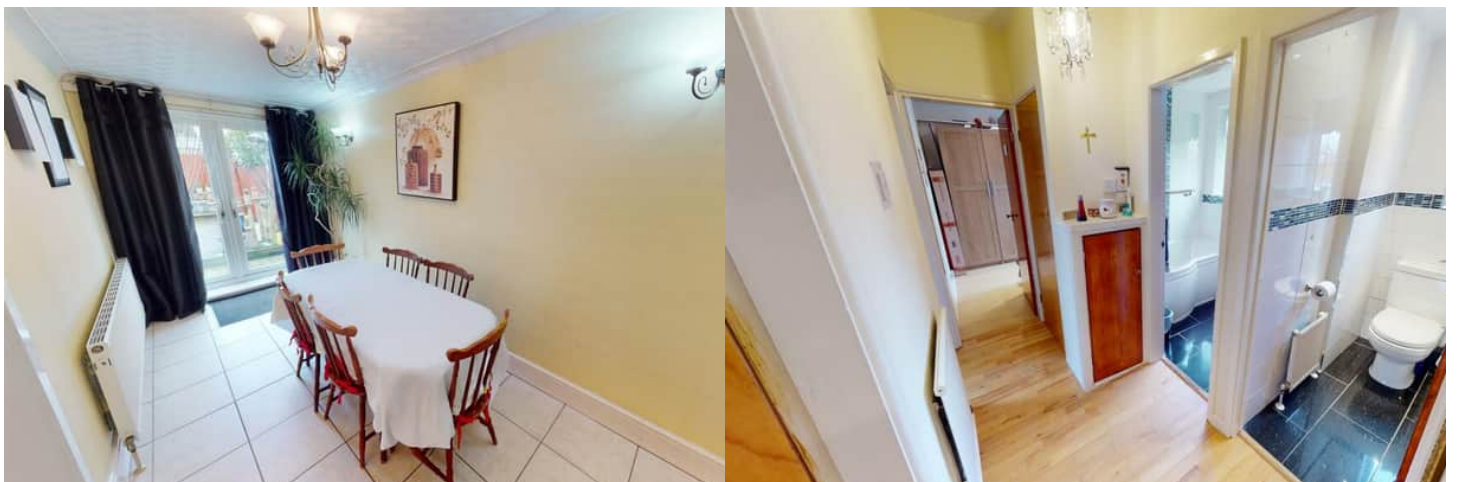
Located in the popular village of Billinge, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M6, Garswood Train Station and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



# Stuart Crescent, Billinge

Total Approx. Floor Area 1284 Sq.ft. (119.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Floor Area  
Approx. Floor  
Area 1284 Sq.Ft  
(119.3 Sq.M.)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC





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