



# Breakey & Co



## Gauntley Gardens, Billinge

**Offers in Excess of £259,995**

- Three bedrooms
- Modern detached property
- Highly prized location
- Semi-rural sitting
- Immaculately presented throughout
- Perfect for a family
- Driveway
- Viewings essential
- EPC-B



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## DESCRIPTION

Enjoying a prominent position along the highly sought after Gauntley Gardens is this impressive three bedroom detached property. Boasting a semi-rural setting taking in wonderful views of open fields and rolling countryside, this beautiful home would be perfect for a family as its quiet location makes it a fantastic area to raise children. Locally the property rests within the catchment to the areas highly acclaimed schools, amenities, Greenslate Farm and is only a short drive to major motorway links. Internally the accommodation is arranged over two floors and in brief comprises of; welcoming entrance hallway, w.c, spacious lounge and the modern fitted kitchen/ diner with integrated appliances. To the first floor the large landing area gives access to two double bedrooms with the master benefiting from fitted wardrobes and its own en suite and one single bedroom which alternatively can be used as an office/study or dressing room. You will also find the principal family bathroom located on this floor. . Externally this wonderful home is garden fronted. To the rear you will find a well-maintained garden with a lawn and flagged patio area and a driveway with parking for two cars. Early viewings are highly recommended to truly appreciate what this superb family home has to offer.





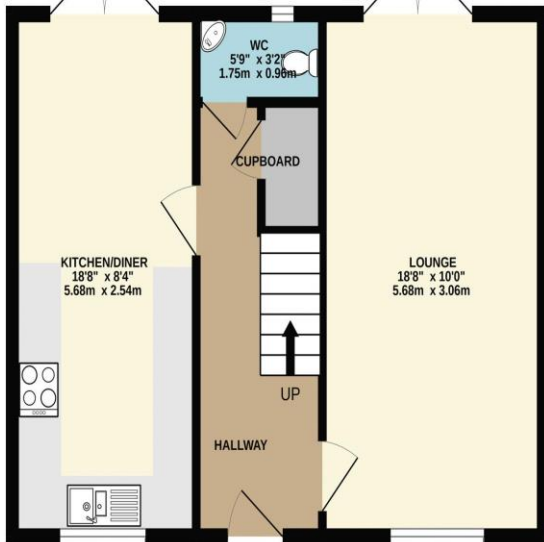
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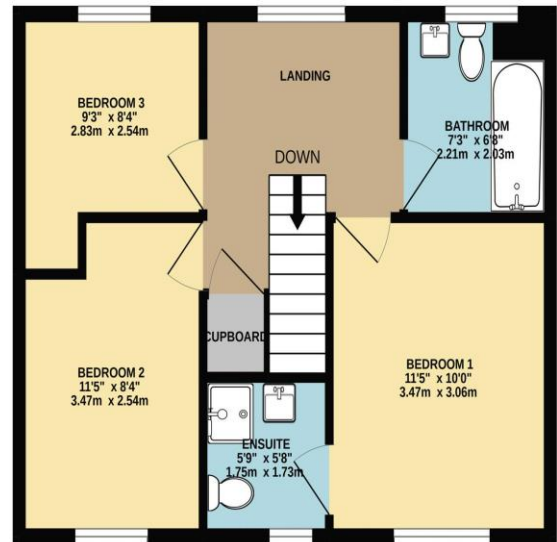
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GROUND FLOOR  
449 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



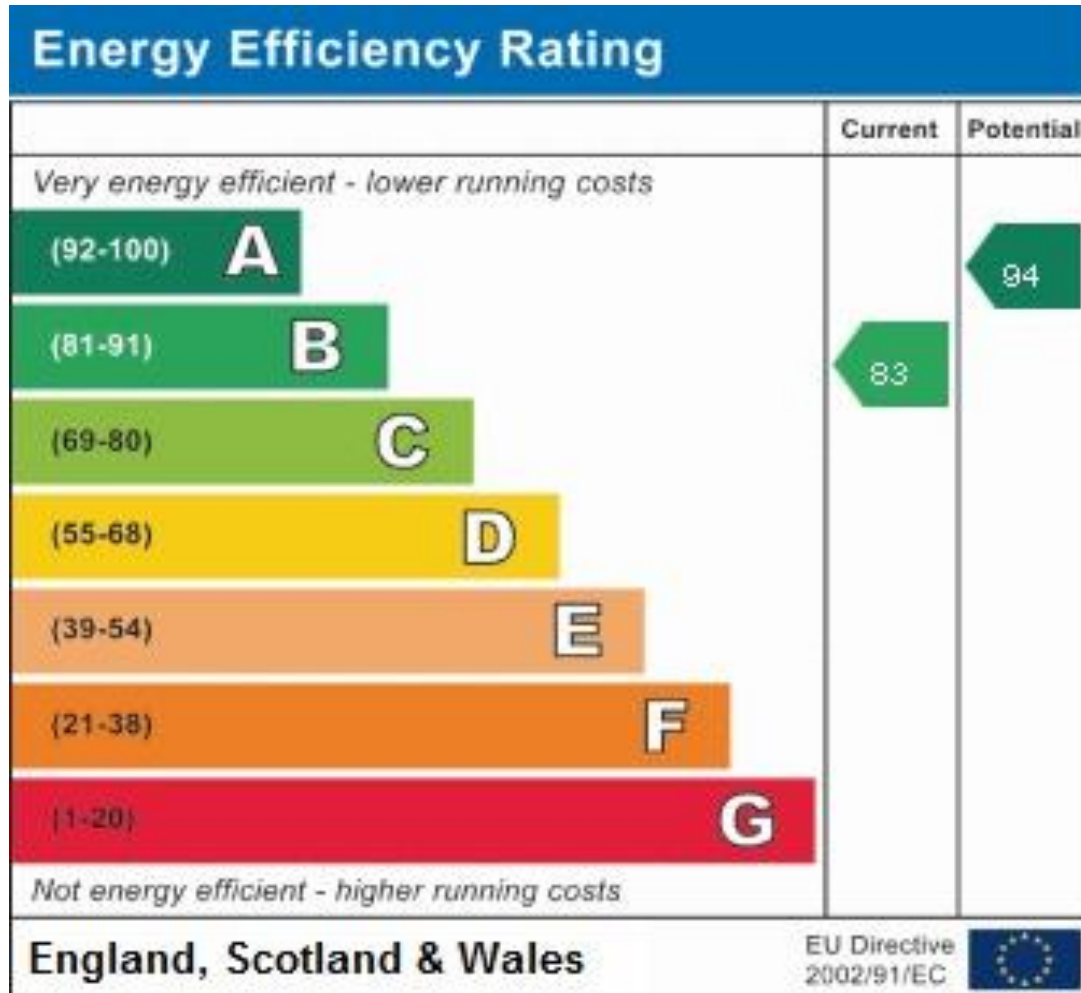
TOTAL FLOOR AREA : 896 sq.ft. (83.2 sq.m.) approx.

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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