



Breakaway & Co



Winstanley Road, Billinge

Offers in Excess of £290,000

- Four double bedrooms
- Spacious detached property
- Sought after location
- FREEHOLD
- Three reception rooms
- En suite to master bedroom
- Integrated kitchen appliances
- NO CHAIN
- Open views to rear



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DESCRIPTION

Positioned along the enviable Winstanley Road is this spacious four bedroom detached property. This substantial home presents a wonderful opportunity for a family seeking a property that offers ample and flexible living space. The property itself rests within the catchment to the areas highly acclaimed schools and colleges and is ideally situated for accessing Orrell's many amenities with local shops, trendy bars, coffee shops as well the M6/M58 motorways only a short drive away. Internally the accommodation has been well maintained throughout and in brief comprises of; welcoming entrance porch, spacious lounge, w.c, reception room, fitted kitchen/ diner with integrated appliances, utility room and the sitting room. To the first floor the landing area gives access to four double bedrooms with the master benefiting from its own en suite. Bedroom one, two and three also all benefit from fitted wardrobes. The principal family bathroom completes the first floor accommodation. Externally this impressive home offers a large and well maintained garden to the rear with open views, a lawn and an elevated patio area making this a fantastic outdoor space for a family. To the front elevation is a driveway providing off road parking. Early viewings are highly recommended to appreciate the size and location of this fantastic family home. NO CHAIN.





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ACCOMMODATION

Lounge 16' 3" x 11' 8" (4.95m x 3.56m)

Reception Room 16' 8" x 9' 11" (5.07m x 3.02m)

Sitting Room 9' 9" x 11' 8" (2.98m x 3.56m)

Kitchen 9' 9" x 9' 11" (2.98m x 3.02m)

Utility room 6' 0" x 6' 11" (1.82m x 2.10m)

Bedroom One 10' 4" x 11' 8" (3.14m x 3.55m)

Bedroom Two 10' 3" x 12' 4" (3.12m x 3.75m)

Bedroom Three 9' 9" x 11' 8" (2.97m x 3.55m)

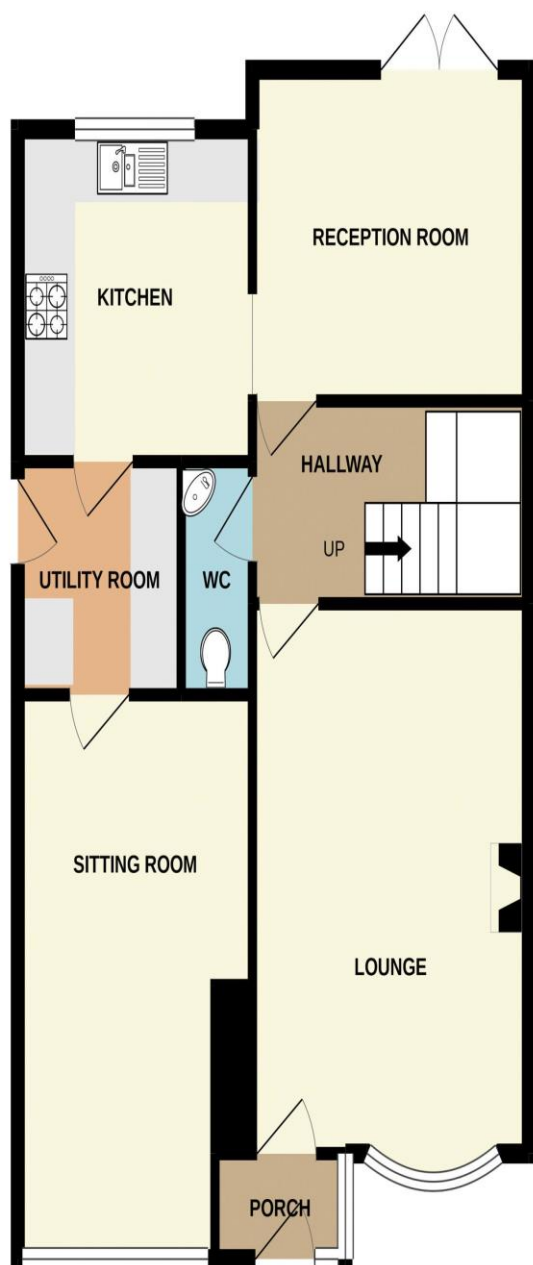
Bedroom Four 10' 3" x 9' 7" (3.12m x 2.91m)

Bathroom 10' 3" x 5' 8" (3.12m x 1.72m)

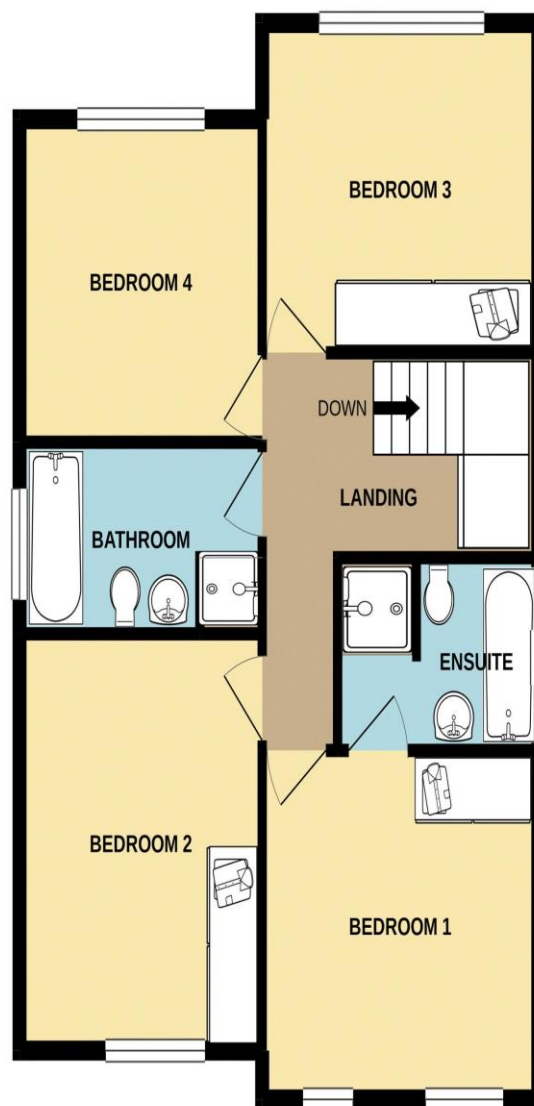




GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 1360 sq.ft. (126.3 sq.m.) approx.

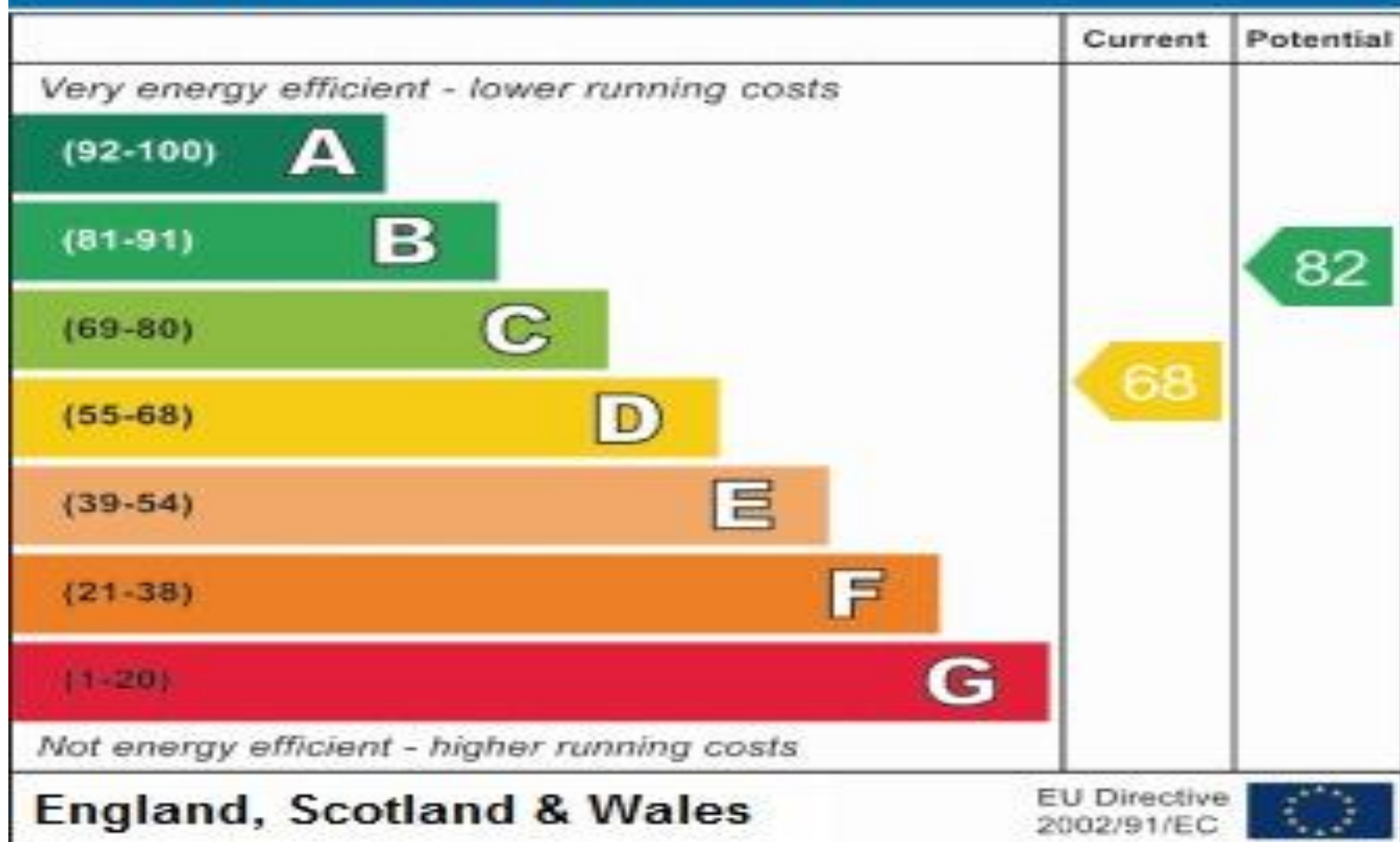
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Breakahey & Co

Energy Efficiency Rating



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