

FOR SALE

64, Ashfield Crescent, Billinge, WN5 7TE

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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A substantial four bed detached family home on eye catching corner plot.



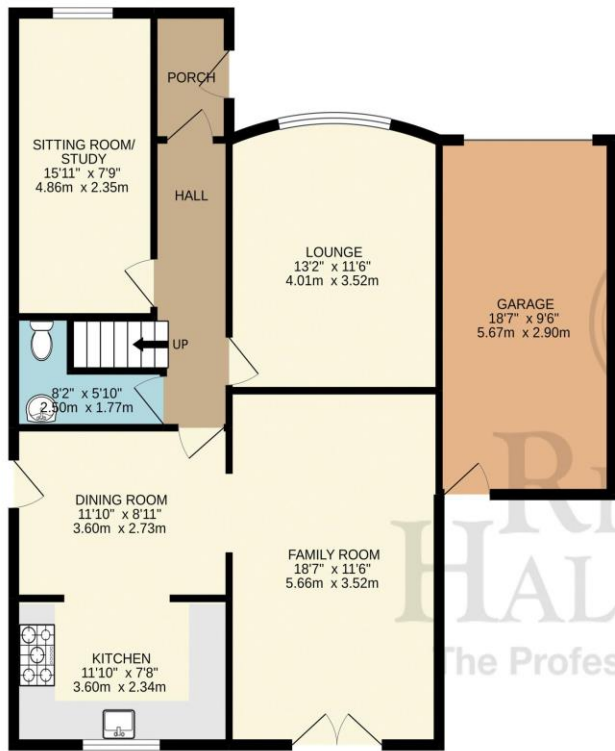
- Distinctive corner detached house
- Four spacious bedrooms
- Dressing room & large ensuite
- Enclosed sunny gardens
- High quality kitchen diner
- Three reception rooms
- Garage & 4 car driveway
- 1713 SQ.FT.

Occupying a fantastic location on a sunny south to west facing plot on the corner of the highly coveted Garswood Road and Ashfield Crescent the property is just a short walk from all the excellent amenities in the centre of Billinge whilst also being almost directly opposite open farmland and gorgeous countryside (the front facing bedrooms enjoy pleasant far reaching views) with easy access to Carr Mill Dam offering picturesque lakeside trails and woodland walks. The house has been extensively extended and upgraded over the years and is now undoubtedly one of the largest of this highly sought after village estate with a particularly spacious ground floor that comprises three reception rooms plus a open plan dining room and high quality fitted kitchen. Completing the accommodation downstairs there is a useful cloakroom/WC and a integral garage with electric up and over door whilst upstairs there are four bedrooms and a modern family bathroom with free standing bath. Another notable feature of this unique family home is the luxury master suite. Incorporating the extra space created within the side extension over the garage it features a good sized double bedroom with wardrobes and nice outlooks to the front leading through to a big dressing room / study plus an one of the largest ensuite bathrooms you will ever likely see. This master suite has to be seen to be fully appreciated and is very rare in modern houses.

Externally the rear of the property is tiered offering spacious designated areas perfect for outside living and entertaining. The rear garden is enclosed with a range of plants, trees and shrubs with a lawn leading onto to a large paved patio area to side with steps down to a sunken garden housing a hot tub (not available with the sale but can be negotiated seperately) and BBQ area. There is an integral garage (which can also be accessed from rear garden) with electric up and over door from a large front garden and driveway providing ample parking for at least four cars. Other benefits of this wonderful home include gas central heating and double glazing.



GROUND FLOOR
1005 sq.ft. (93.4 sq.m.) approx.

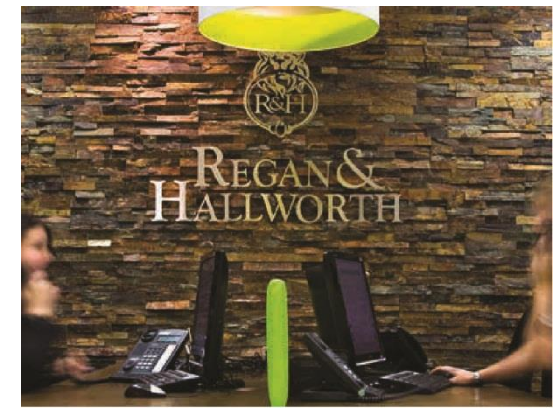


1ST FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 1713 sq.ft. (159.1 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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WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com



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www.reganandhallworth.com