

FOR SALE

90, Moss Road, Billinge, WN5 7BS

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



90, Moss Road, Billinge, WN5 7BS

An elegant & substantial detached period home offering 3255 SQFT & 1 / 3 acre plot.



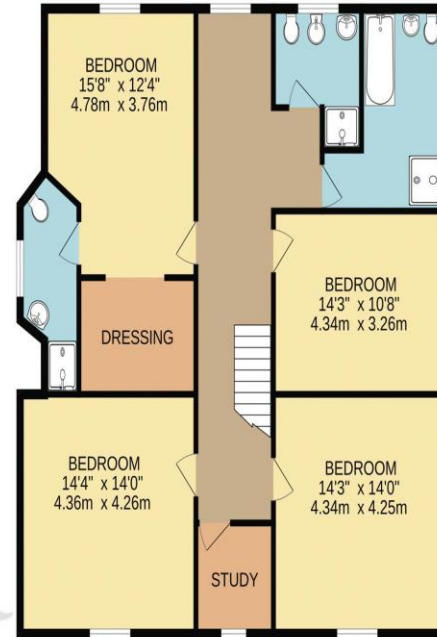
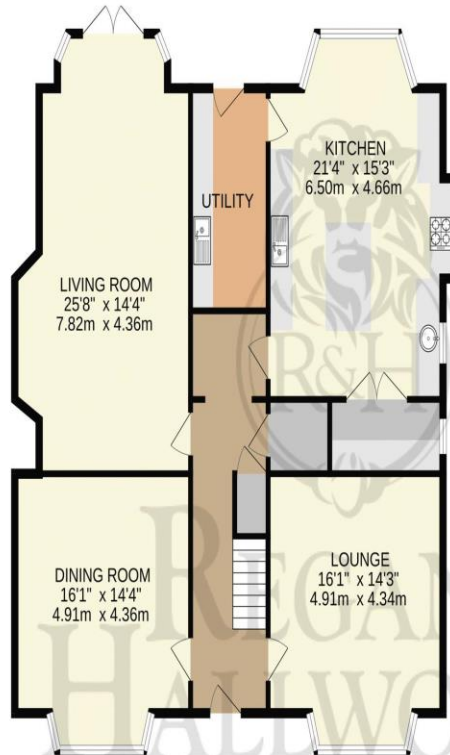
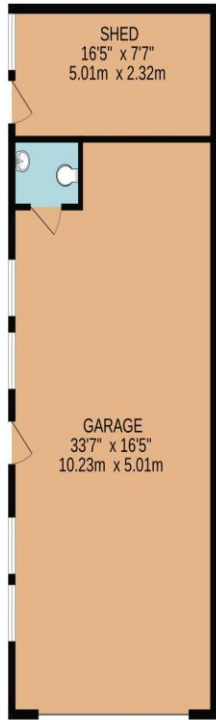
- Exceptional detached period home
- Circa 1890
- Highly coveted location
- Large garage / outbuildings
- 4 bedrooms / 3 reception rooms
- Substantial 1 / 3 acre plot
- Elegant presentation throughout
- 3255 SQFT

Enjoying lots of eye-catching instant kerb appeal & resting within a substantial overall plot that extends to approx 1 / 3 acre - Doric House is an elegant, Victorian detached residence which provides outstanding family living space extending to an astonishing 3255 square feet resting on the prestigious Moss Road in Billinge.

Over the years our clients have spent considerably on not just maintaining the home both inside and out, but doing so in a sympathetic way that retains the period feel and sensibility of the living space. For instance; the property has been extended two storeys to the rear & the upstairs boasts beautiful plasterwork such as the elegant coving and ceiling roses which have been instated by the owners. Expert workmanship, beautiful decor & luxury fittings have combined to create a living space, both inside and out, that simply must be viewed to be fully appreciated. The ground floor in brief comprises; a large entrance hallway, off which are three large reception rooms (with the two front rooms boasting feature fireplaces and impressive bay windows) with superb kitchen diner at the rear plus a useful utility room. The kitchen itself is a wonderful handmade bespoke fitted kitchen that perfectly suits the style of home. Upstairs, the property provides four generous double bedrooms, with an en-suite & walk-in wardrobes to the master bed and a family bathroom, plus a separate wc off the landing.

Externally, the property is accessed via a long generous driveway within gardens extending to approximately 1 / 3 acre and boasts ample off road parking and considerable privacy on all sides. To the rear the mature garden has been expertly maintained with lovely patio areas and a sunny south facing aspect, plus there is a large high quality garage / outbuildings for storage & an outside wc. The garages / outbuildings provide options for any clients looking to run a business from home. Early viewings are absolutely essential to appreciate the quality of this beautiful period home. FREEHOLD. Council Tax Band G.





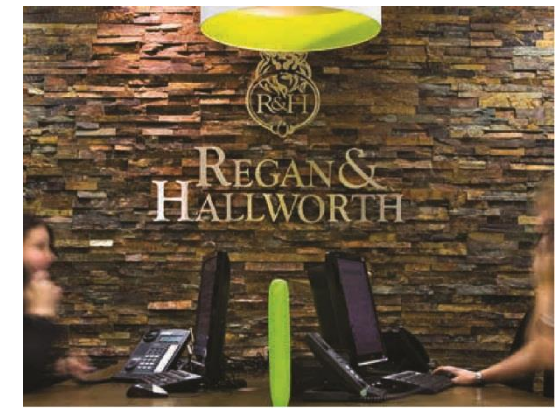
The Professional Estate Agents

TOTAL FLOOR AREA : 3255 sq.ft. (302.4 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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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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