

**FOR SALE**

9, Red Chestnut Close, Billinge, WN5 7AQ

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996





## 9, Red Chestnut Close, Billinge, WN5 7AQ

*High quality executive detached home located on an exclusive modern development.*



- Stunning executive detached home
- Exclusive modern development
- Private landscaped garden
- No chain delay
- 4 bedrooms / 2 reception rooms
- Sleek open plan kitchen diner
- Driveway & detached garage
- 1414 SQFT

Boasting impeccable, contemporary interiors & enviably located on a superb, new Morris Homes development in Billinge - this exceptional detached family home totals a generous 1414 square feet of well planned living space & early viewings are essential. Bought around 4 / 5 years ago, the home provides a well planned, open design & high quality fixtures throughout. The ground floor in brief comprises a main hallway with wc / cloaks, a spacious 20ft through lounge, useful home office / snug which could also be used as a dining room, plus the sleek, fitted kitchen diner which boasts a range of integrated appliances, low spot lighting & French Doors that open out onto the garden. Beyond the kitchen is a useful utility room. Upstairs there are four well proportioned bedrooms, three of which are doubles with the master bedroom boasting an en-suite & fitted units, plus there is a stylish principal bathroom suite.

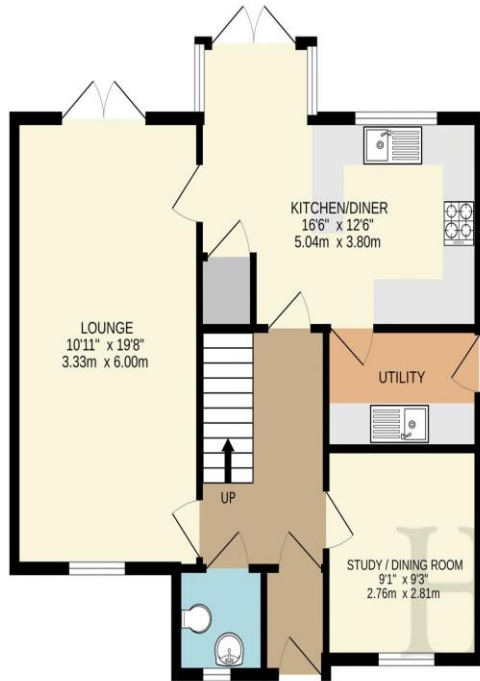
Externally, the home has gardens to both the front and rear, plus there is a driveway to the side and access to a garage. The garage sits alongside the garden and provides potential to be converted into a garden office, should clients wish. The garden itself has been beautifully landscaped & comprises a smart Indian Stone patio area, synthetic lawn and decking too. Locally, the home rests within easy reach of the village's various shops, amenities pubs and excellent schools. The picturesque Orrell Water Park is a short walk away, as are numerous pretty trails & rolling countryside. Viewings are essential to appreciate the quality of home on offer. No chain delay.



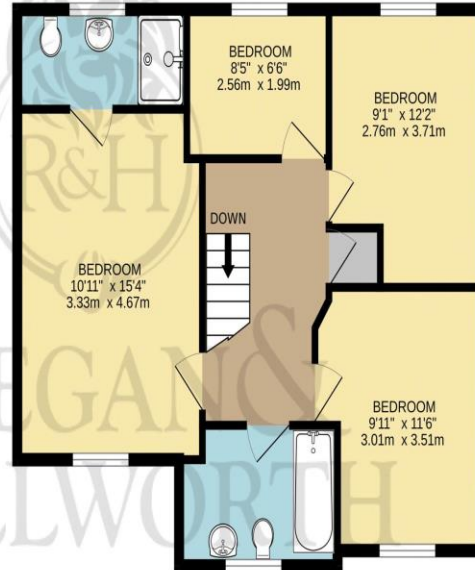




GROUND FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR  
618 sq.ft. (57.5 sq.m.) approx.



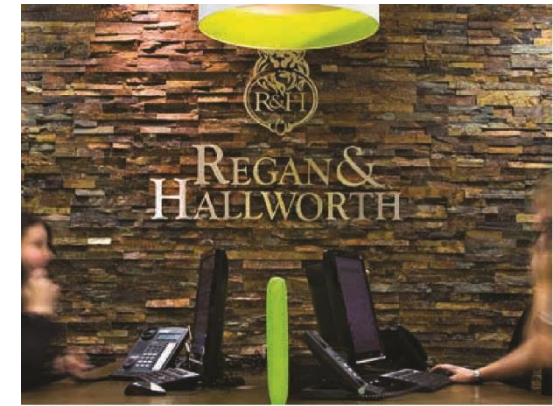
GARAGE  
156 sq.ft. (14.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1414 sq.ft. (131.4 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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