

FOR SALE

34A , Tracks Lane, Billinge, WN5 7BL

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

 ESTD
1996



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Stunning individual detached family home offering a generous 1347 SQFT of living space.

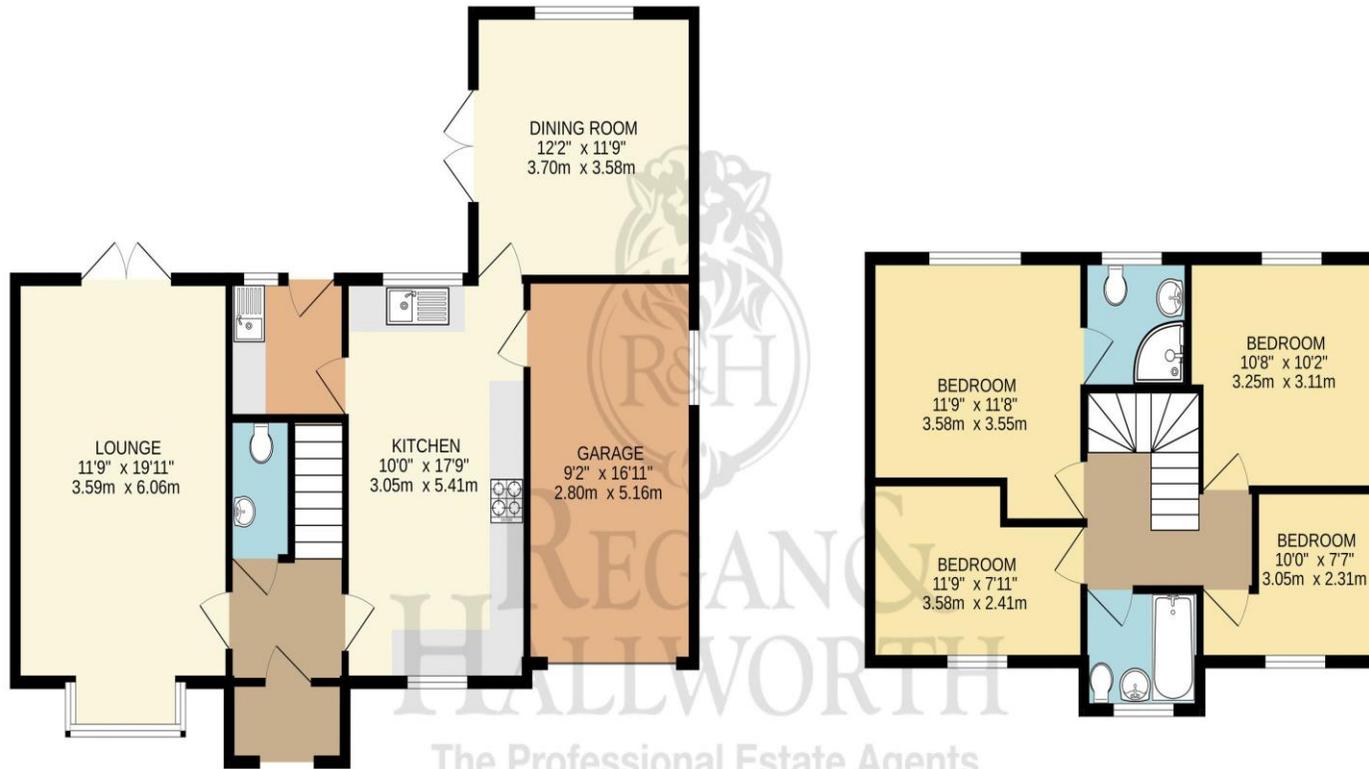


- Impeccable detached family home
- Superb rear extension
- Wonderful landscaped rear garden
- Sunny south facing aspect
- 4 bedrooms / 2 reception rooms
- High quality finish throughout
- Pleasant open views to rear
- 1347 SQFT

Boasting a highly sought after, peaceful setting and benefitting from considerable upgrades and alterations throughout - this superb, individually built detached family home totals a very generous 1347 square feet of impeccable living space & simply must be viewed to be fully appreciated. Enviably located along one of Orrell's most coveted roads, Tracks Lane is a pretty, semi-rural gem of a location that conveniently rests close to the picturesque Orrell Water Park & is also just a short walk to Orrell's various shops, amenities, outstanding schools and the train station. Internally, our clients have significantly enhanced the property, adding a smart rear extension and much improving the layout. A quality new fitted kitchen, all new floorings and redecoration throughout plus a highly efficient new central heating boiler are just some of the recent improvements are clients have added. The home is set across two floors of well planned living space that in brief comprises; a main entrance hallway with newly upgraded wc / cloaks, a large 19ft main lounge with French Doors that lead outside, the newly fitted kitchen diner which in turn leads into the new extension which overlooks the garden. The kitchen itself is finished with a range of quality integrated appliances & low spot lighting. Beyond the kitchen is also a newly installed utility room too. Upstairs there are four bedrooms, with the master benefitting from a contemporary en-suite plus there is a modern 3-piece family bathroom. Externally the plot here is another key feature of the home, with the gardens expertly landscaped by the current owners. The rear boasts a smart & extensive Indian Stone patio area, new fencing and stocked borders & enjoys pleasant open views overlooking some community allotments. The synthetic lawn has been excavated and beautifully levelled plus the garden enjoys a sunny south facing aspect. To the front is a pretty cobbled wall & driveway which leads through to a large attached garage (with new garage door) to the side for additional storage / parking. Early viewings are highly recommended on this wonderful, individual home.







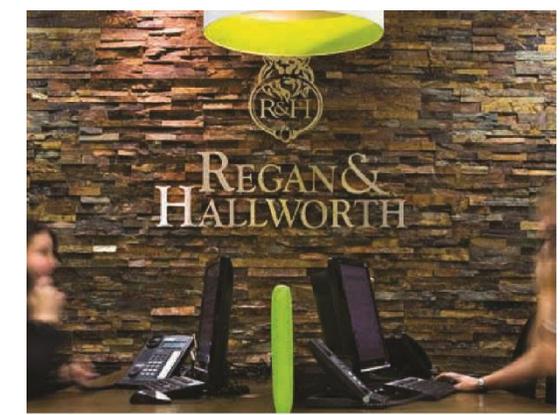
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TOTAL FLOOR AREA : 1347 sq.ft. (125.1 sq.m.) approx.

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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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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