

FOR SALE

1, Dalecrest, Billinge, WN5 7JZ

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996





## 1, Dalecrest, Billinge, WN5 7JZ

*Stunning detached family home tucked away in a highly prized cul-de-sac in Billinge.*

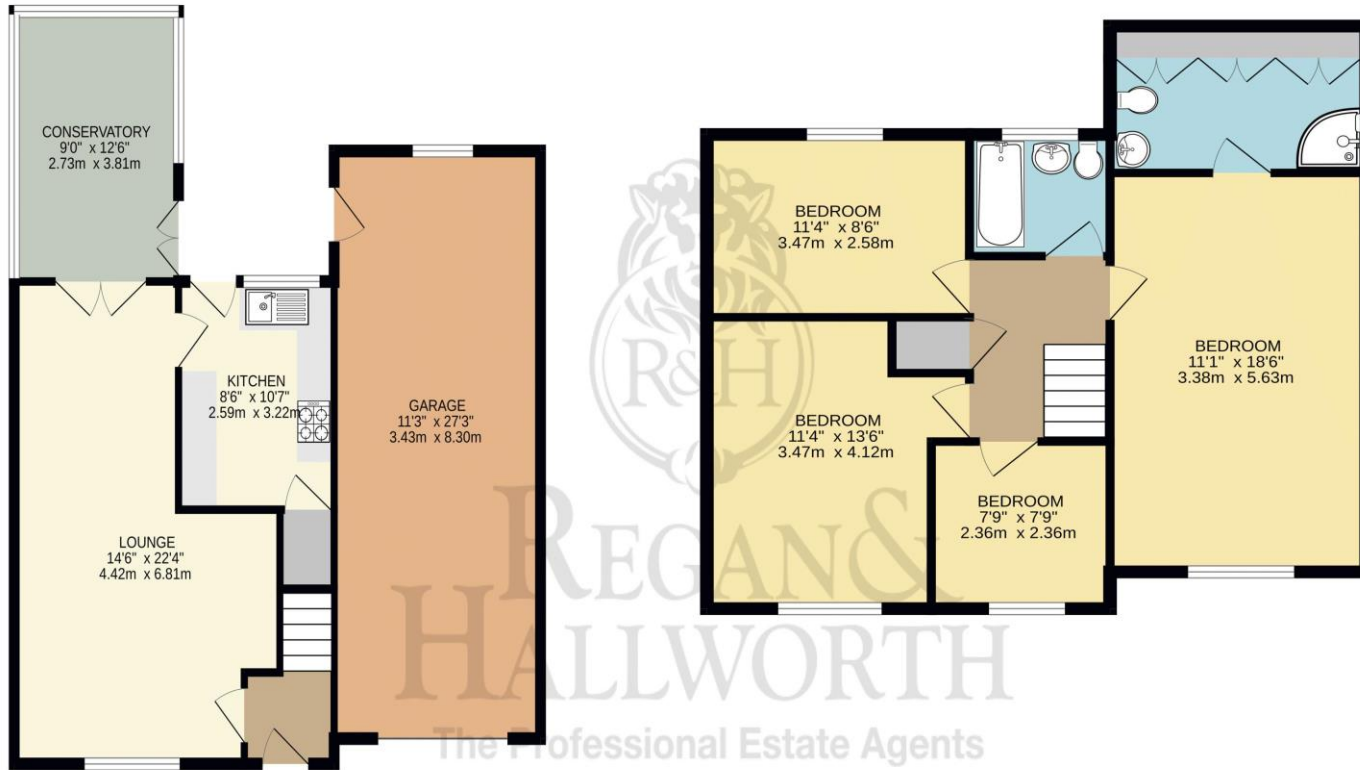


- Stunning extended detached family home
- Impeccably presented throughout
- Peaceful, established location
- Plans to extend / remodel further
- 4 bedrooms / 1 reception room
- Generous amount of floorspace
- Quiet cul-de-sac setting
- 1473 SQFT

Dalecrest is a notably peaceful & established little cul-de-sac that is enviably positioned just off Crank Road in the pretty village of Billinge. Occupying a lovely private plot, Number 1 Dalecrest offers beautiful internal presentation & a substantial 1473 square feet of immaculate living space that would be ideally suited for a growing family. Set across two floors, the generous and well planned living space has benefited from numerous recent improvements and upgrades that have helped to elevate it from the competition. The decor is light, modern and neutral, plus there is a newly installed central heating boiler (less than 2 months old) & most of the windows were replaced in the last 3 years. The result is an immaculately presented family home that is ready for buyers to move in and start unpacking & in brief comprises; an entrance hallway, generous main lounge with French Doors that lead into a rear conservatory, a modern fitted kitchen, with four good sized bedrooms upstairs, plus a modern en-suite & fitted wardrobes to the sizeable master bedroom plus a principal bathroom suite. Externally, the beautiful rear garden is mature, superbly landscaped and much more private than is common with more modern estates, plus benefits from all new fencing & a stylish Indian Stone patio area. To the front is a spacious driveway which leads through to the double-length garage. Furthermore, our clients have obtained planning permission to extend to the rear of the property & build into the garage space, creating a stunning open plan living kitchen & utility area. Locally, the property rests close to the areas's numerous shops, amenities, great local pubs and pretty trails and walks, plus some acclaimed schools too. Early viewings are essential on this impressive family home.





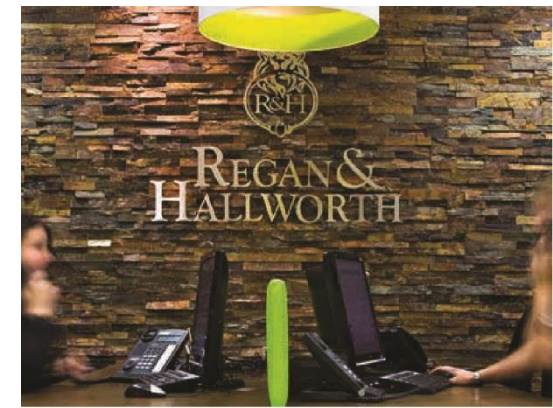


TOTAL FLOOR AREA : 1473 sq.ft. (136.8 sq.m.) approx.

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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