

FOR SALE

2, St. Marys Avenue, Billinge , WN5 7QL

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



2, St. Marys Avenue, Billinge , WN5 7QL

Exceptional FIVE BED detached family home located along a popular street in Billinge.



- Exceptional detached family home
- Open plan kitchen / breakfast room
- Two en-suite bathrooms / family bathroom
- Close to schools and amenities
- Spacious and versatile reception rooms
- Five good sized double bedrooms
- Large gardens / driveway / garage
- 2189 SQ. FT.

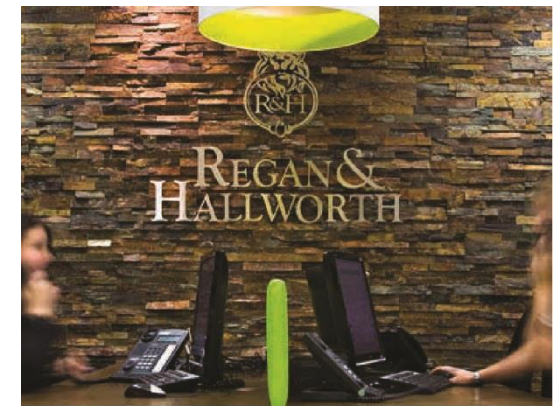
Located along a quiet and popular street in Billinge sits this impressive, five bed detached family home. St. Marys Avenue has been finished to a superb standard internally boasting spacious and versatile accommodation set over two floors. Situated close to a range of good local amenities, country walks, schools for all ages, public transport links and is just a short drive to several major motorway networks. The accommodation spans just over 2100 square feet which in brief comprises of entrance hallway, cloak room wc, large formal lounge / sitting room, good sized family room, formal dining room, large open plan kitchen / morning room with the kitchen offering a range of wall, base and drawer units along with some appliances utility room and access into the integral garage. Up on the first floor there are three large double bedrooms to the rear of the property with two benefitting from modern fitted en-suite bathrooms, a modern four-piece family bathroom comprising of wc, sink unit, bath and shower unit then two more smaller double bedroom situated to the front of the property. The master bedroom benefits from a walk-in wardrobe / cupboard. St. Marys Avenue is sat on a large plot with lawned front garden and a driveway leading to a good-sized integral garage. To the rear there is a mature, well-maintained garden with lawn and fenced off patio area all surrounded by mature plants, trees and shrubs. Internal inspection is highly recommended to fully appreciate the deceptive size, great finish and outstanding location of this amazing family home.





TOTAL FLOOR AREA : 2189 sq.ft. (203.3 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

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com



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.