

FOR SALE

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

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

 ESTD  
1996



# 9, St. Marys Avenue, Billinge, WN5 7QL

Substantial detached family home with generous corner plot setting & 2651 SQFT.

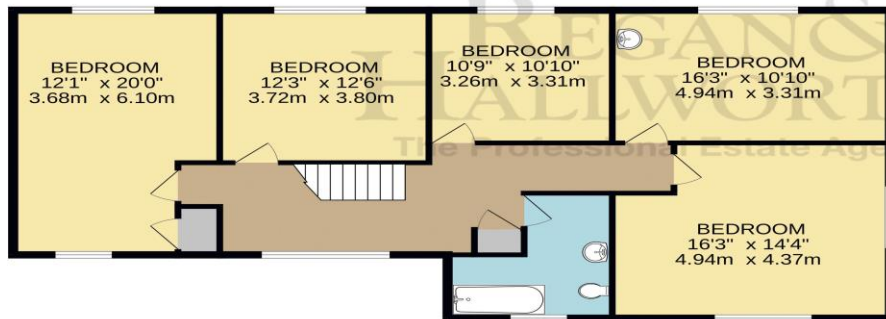
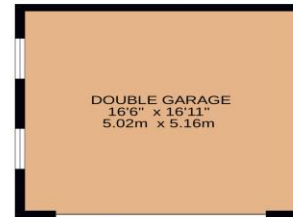
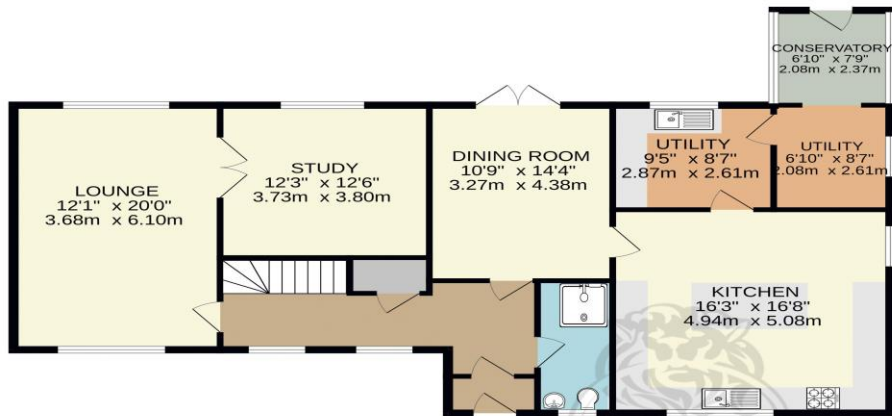


- Substantial detached family home
- Astonishing amount of floorspace
- Highly prized cul-de-sac setting
- Large driveway & detached garage
- 5 bedrooms / 3 reception rooms
- Significantly extended
- Generous 1 / 5 acre plot
- 2651 SQFT

Tucked right in the corner of St Marys Avenue & occupying what is comfortably one of the best positions & plots, this hugely impressive & significantly extended detached home has been altered considerably from its original design & now provides a very sizeable 2651 square feet of living space that simply must be viewed to be fully appreciated. Resting on an extensive corner plot that extends to 1 / 5 acre in size, the setting here is one that is hard to beat. The home is brimming with eye-catching kerb appeal due to its particularly impressive frontage, whilst internally the home is set across two floors that in brief comprises; a beautiful entrance hallway with wc / cloaks & shower, three good sized & flexible reception rooms including an elegant main lounge plus beautiful study, a spacious kitchen diner with central island unit & access into a rear utility plus a lean-to. Upstairs the property provides five bedrooms, plus a modern principal bathroom suite. Externally the home rests within a lovely overall plot with gardens that extend to the front, side and the rear. The rear garden is notably private and very mature, whilst to the front there is a generous block paved driveway providing off road parking for numerous vehicles & gives access to a double detached garage. Locally, the home rests close to the area's acclaimed schools, transport links, amenities and some beautiful countryside walks. Early viewings are highly encouraged to appreciate the size of home on offer.

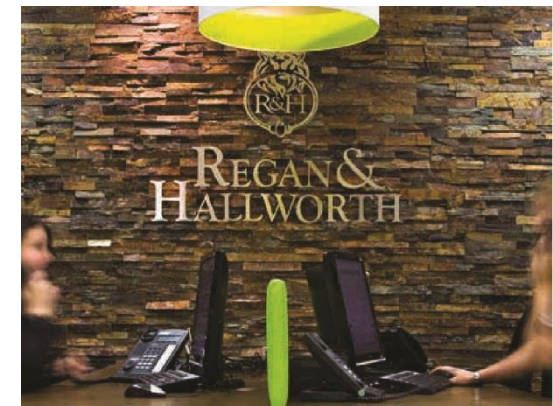






**TOTAL FLOOR AREA : 2651 sq.ft. (246.2 sq.m.) approx.**

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.  
 Made with Metropix ©2024



**WIGAN OFFICE**  
 4-6 Library Street, Wigan  
 Lancashire WN1 1NN  
 01942 205555  
[wigan@reganandhallworth.com](mailto:wigan@reganandhallworth.com)

**STANDISH OFFICE**  
 8 High Street, Standish  
 Wigan WN6 0HL  
 01257 473727  
[standish@reganandhallworth.com](mailto:standish@reganandhallworth.com)

**PARBOLD OFFICE**  
 5-7 Station Road, Parbold Village  
 Lancashire WN8 7NU  
 01257 464644  
[parbold@reganandhallworth.com](mailto:parbold@reganandhallworth.com)

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

[www.reganandhallworth.com](http://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.