

FOR SALE

46, Clifton Road, Billinge, WN5 7TP

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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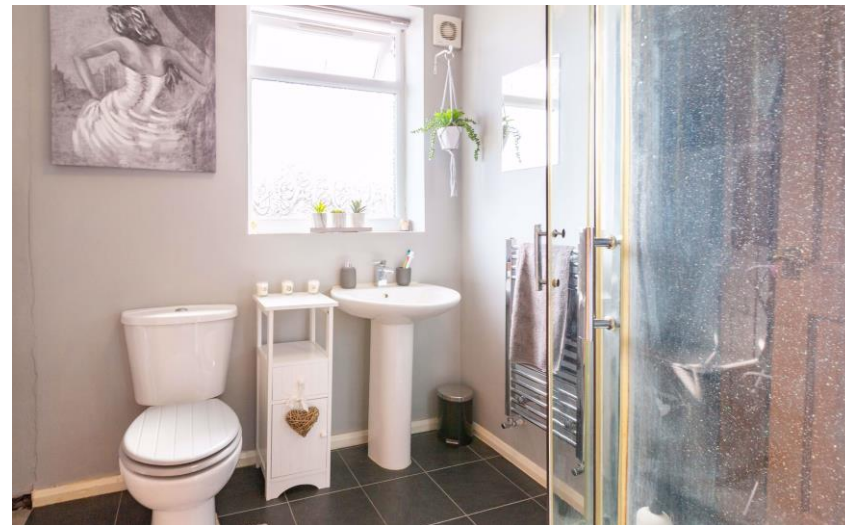
46, Clifton Road, Billinge, WN5 7TP

Stunning example of a semi-detached home offering 1240 SQFT of living space.



- Stunning semi-detached home
- Superb remodelled design
- Generous amount of floorspace
- Sunny westerly facing garden
- 3 bedrooms / open plan layout
- Smart, newly installed kitchen
- Pleasant aspect to the rear
- 1240 SQFT

Clifton Road is a notably quiet & established setting that is enviably positioned in the pretty village of Billinge. Occupying a lovely private plot, backing onto mature trees & a playing field, Number 46 Clifton Road offers stunning internal presentation & a substantial 1240 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, with our clients changing floorings, redecorating, replastering in parts & adding a smart new fitted kitchen. The layout too has been cleverly opened up from its original design, creating a more contemporary open plan layout, plus there is a newly installed central heating boiler (less than 4 weeks old). 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 with ground floor bathroom, a generous 27ft main through lounge with pretty log burner & French Doors that lead into a rear conservatory (which has a smart, insulated vaulted ceiling). The lounge also incorporates the modern fitted kitchen, which is finished with a breakfast bar & a range of integrated appliances, with three good sized bedrooms upstairs, plus a modern principal shower room. Externally, the beautiful rear garden is mature, landscaped and notably private, plus benefits from a sunny westerly orientation. To the front is a spacious driveway which leads through to a detached garage. Locally, the property rests close to the area'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.



GARAGE
127 sq.ft. (11.8 sq.m.) approx.

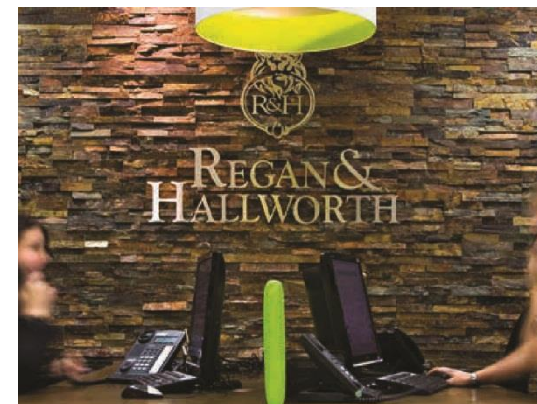
GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.

1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 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.
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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

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