

FOR SALE

90, Birchley Road, Billinge, WN5 7QN

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



90, Birchley Road, Billinge, WN5 7QN

High-quality, elegant four bed home available with no chain delay



- Handsome 1930's traditional house
- Extended & thoughtfully designed
- Gorgeous open plan living
- Large kitchen with island
- Ground floor WC & integral garage
- Four bedrooms / Ensuite to master
- Gated driveway & landscaped gardens
- 1346 SQ.FT. / No chain delay

Nestled well back from one of Billinge's most prestigious roads, behind a newly installed gated entrance, this charming 1930s traditional semi-detached house has been extended and meticulously refurbished to an exceptionally high standard. The property now boasts stunning open-plan interiors and four-bedroom accommodation which retains its original charm while seamlessly integrating modern amenities and design. Upon entering through a feature leaded glass front door, you are greeted by a welcoming panelled hallway with bespoke glazed internal doors. The lounge and dining room have been knocked through to create a large, elegantly designed open plan living room with an extension with vaulted ceilings and skylights added across the rear of the property to create a seamless link into the kitchen. The kitchen has been only recently been updated and fitted with shaker style cabinetry, a central island incorporating a breakfast bar and finished with high-end appliances. Velux windows and French doors have been installed in the extension which flood the space with natural light and provide easy access to the beautifully landscaped rear garden. The open-plan layout creates a sense of space and fluidity, perfect for modern family living and entertaining whilst a ground floor WC and integral garage / utility provide useful storage and convenience. Upstairs the accommodation has been extended and thoughtfully redesigned to provide comfort and tranquility. It comprises a stylish modern family bathroom and four bedrooms including a master bedroom with its own a luxurious en-suite bathroom. Externally, the property boasts a private courtyard to the front with recently laid driveway providing ample off road parking. To the rear there is a generously sized garden with mature lawn and two patio areas provides a peaceful retreat for outdoor relaxation and entertaining.





TOTAL FLOOR AREA : 1346 sq.ft. (125.0 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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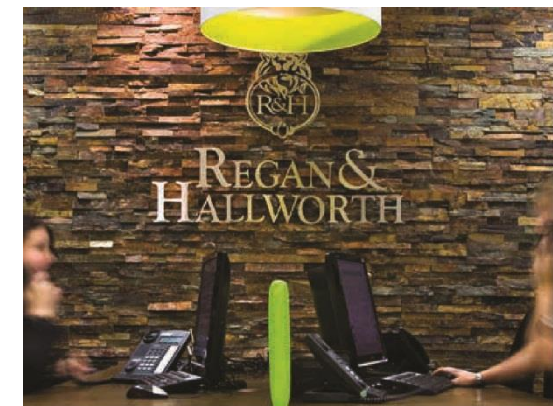
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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