

FOR SALE

141, Billinge Road, Garswood, WN4 0XD

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



141, Billinge Road, Garswood, WN4 0XD

Spacious Victorian terrace cottage with superb open views to rear.



- Spacious victorian end terrace
- Two double bedrooms & attic room
- Sun terrace / balcony
- South facing patio garden
- Interior full of character
- Two reception rooms
- Outstanding views
- 1114 SQ.FT. / No chain / Freehold

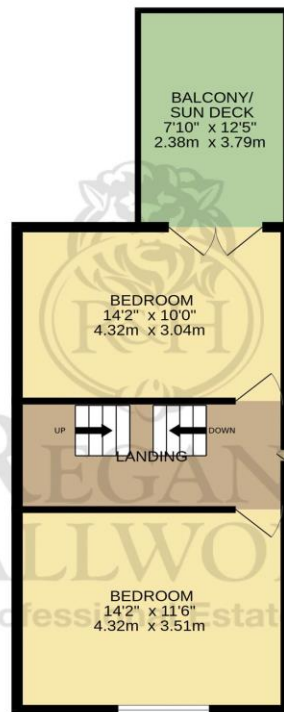
Offering some of the finest views in Garswood, this remarkable property redefines the traditional terraced home. Nestled at the edge of picturesque open countryside stretching from Garswood to Billinge, this end terrace may appear unassuming from the outside but reveals a spacious, character-filled interior paired with breathtaking countryside vistas. This charming Victorian residence spans three floors and encompasses 1,114 square feet of living space. It features two delightful reception rooms, two bedrooms, and a converted attic room, alongside a stunning south-facing sun terrace/balcony that captures panoramic views of the surrounding landscape. With the added benefits of gas central heating and full double glazing, the property exudes warmth and comfort. As you enter through the inviting vestibule, you're welcomed into a generous lounge boasting an exposed brick fireplace, high coved ceilings, and rich wood flooring, which extends seamlessly into the dining room. To the rear, an extended section houses a well-designed fitted kitchen and a family bathroom, ensuring convenience and functionality. The first floor hosts two well-proportioned double bedrooms, including the master, which features elegant French doors opening onto an outdoor patio. A staircase leads to the top floor, unveiling a converted attic room ideal for use as a home office or creative space. Externally, the home offers a small walled garden at the front, while the rear showcases an enclosed patio garden complete with a brick-built garden store/workshop. The rear garden enjoys serene, uninterrupted views over the adjacent fields, providing a private retreat that's not overlooked.



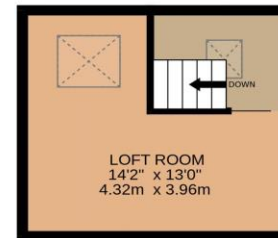
GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.

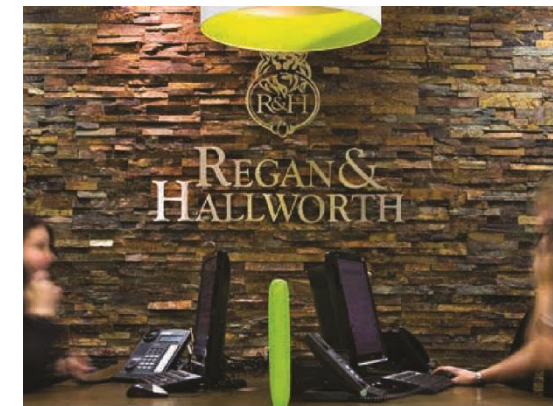


2ND FLOOR
184 sq.ft. (17.1 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 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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