

FOR SALE

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



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A home of true distinction enviably located in a highly coveted & exclusive development.



- Exceptional luxury detached home
- Bespoke high spec living kitchen
- Four bedrooms
- Bifold doors & fully landscaped gardens
- Significant extensions
- Walk in pantry/larder & large utility
- Master with dressing area & ensuite
- 2305 SQ.FT. / Freehold

This distinguished property is nestled within a highly coveted and exclusive development of individually designed detached homes, right in the heart of the charming Billinge Village. Purchased by the current owners approximately 10 years ago, this striking residence has been extensively enhanced. With thoughtfully designed extensions to the side and rear, innovative remodelling, and luxurious high-spec finishes throughout, the home now offers a remarkable modern living space totalling an impressive 2,305 square feet. The interiors exude style and contemporary elegance. Upon entering through the architect-designed porch and hallway, you are greeted by an extended front lounge offering a spacious open-plan layout. Double doors lead into a versatile room that could serve as a study or playroom, providing flexibility for family living. The heart of the home is undoubtedly the stunning luxury kitchen, seamlessly blending with a sunroom extension. Featuring corner bi-fold doors, this space harmonises indoor and outdoor living, opening directly onto the beautifully landscaped rear garden. The bespoke kitchen is a masterpiece of design, complete with Quartz worktops, a range of premium integrated appliances, a large island perfect for dining and entertaining, and complementary lighting. Additional highlights include a walk-in, fully fitted larder/pantry and a separate utility room. The ground floor also benefits from a cloakroom/WC and an integral garage for added storage. Upstairs, the home boasts four well-proportioned bedrooms, all freshly plastered and decorated to a high standard. Three of the bedrooms are equipped with energy-efficient air conditioning units, ensuring year-round comfort. The master suite is a luxurious retreat, featuring a dressing area and a spacious en-suite with a walk-in shower and his-and-hers sinks. Throughout the home, high-quality materials such as solid wood internal doors, premium flooring, and sophisticated lighting reinforce its sense of quality and refinement. The exterior is equally impressive. The front showcases a block-paved driveway, while the rear garden has been fully landscaped to include stunning porcelain-tiled patios that enjoying a sunny south-facing aspect and are not overlooked.





TOTAL FLOOR AREA : 2305 sq.ft. (214.1 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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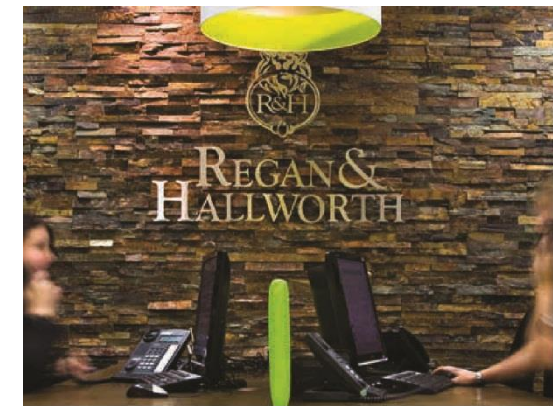
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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