

FOR SALE

64A, Moss Road, Billinge, WN5 7BT



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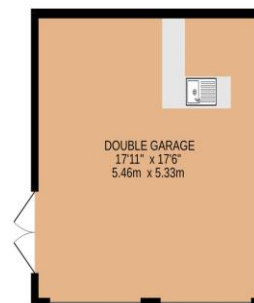
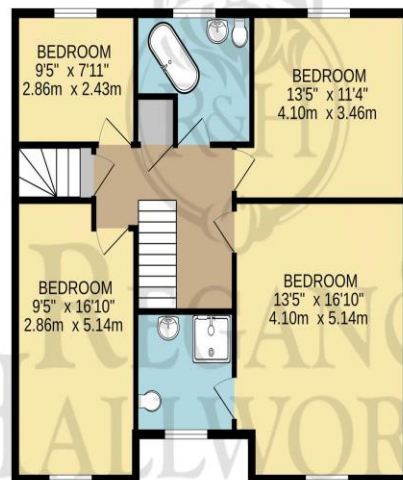
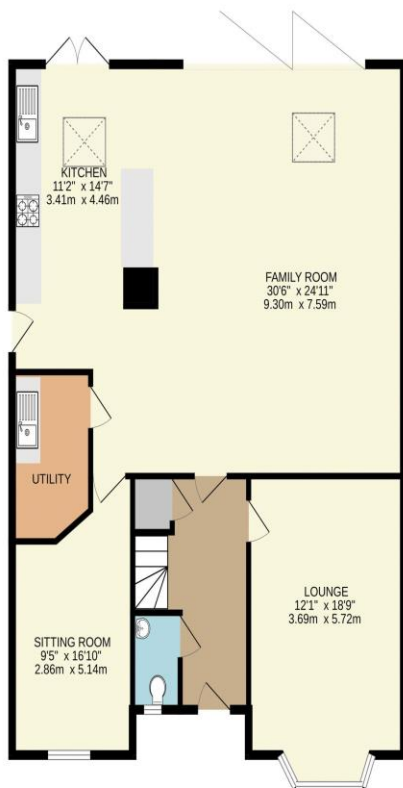
This unique and contemporary detached house boasts exceptional family living space



- Distinctive double fronted house
- Stunning living & dining kitchen
- Detached double garage with bar
- Large converted attic with bathroom
- Impressive rear extension
- Bifold doors to rear
- Four bedrooms on 1st floor
- 2809 SQ.FT.

Situated on the prestigious Moss Road in Billinge this unique and contemporary double-fronted detached property boasts striking kerb appeal and exceptional family living space, encompassing an impressive 2809 square feet. In recent years, the current owners have extensively extended and enhanced the property, incorporating many bespoke and standout features. These include a full-width rear extension with expansive glass elements, such as bifold and French doors, alongside two roof lanterns. Additionally, the converted attic has been transformed into a stylish suite or lounge, offering a truly versatile living area. A distinctive and meticulously designed interior throughout ensures that viewing is essential to appreciate the home's full charm and character. The ground floor comprises a spacious entrance hallway, leading to a cloakroom/WC and a generously sized front lounge featuring a bay window and a gas fireplace. Handmade doors open into a stunning open-plan kitchen, thoughtfully extended and redesigned for entertaining. This sleek, modern kitchen perfectly complements the home's character, with a central island, breakfast bar, and ample space for both dining and living. The area is further enhanced with tiled flooring, spotlighting, and abundant natural light, as well as a bespoke built-in bar. The ground floor is completed by a utility room and a versatile study currently used as a gym. Upstairs, there are four generously proportioned bedrooms. The master suite benefits from an en-suite, while the large, distinctive family bathroom boasts a four-piece suite, including a freestanding bath and a separate shower. A hidden staircase from the landing leads to a converted attic, now a spacious studio or guest room equipped with its own shower room. Outside, the property is set within private, fully enclosed gardens at both the front and rear. The rear garden includes a driveway with an electric charging point, leading to a detached double garage. The garage has been partially converted into a garden room with a bar, ideal for outdoor entertaining, and French doors provide access to the garden.

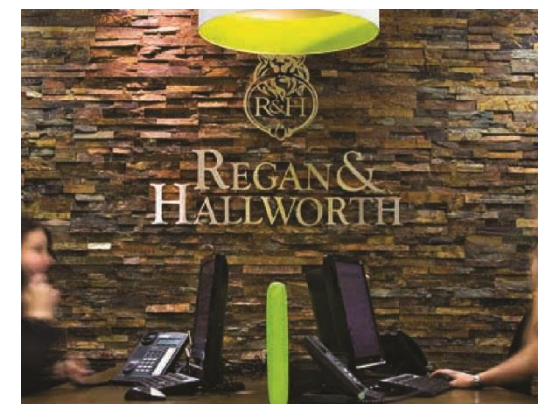




The Professional Estate Agents

TOTAL FLOOR AREA : 2809 sq.ft. (260.9 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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