

FOR SALE

20, Winstanley Road, Billinge, WN5 7XG

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



20, Winstanley Road, Billinge, WN5 7XG

Unique detached cottage with swimming pool, stables & a paddock.



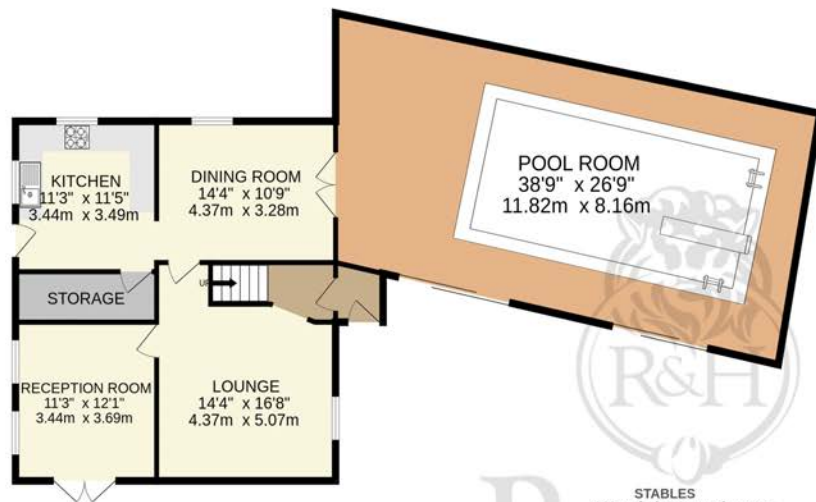
- Unique detached cottage
- Located just off Winstanley Road
- Pretty, cottage-style interiors
- Viewings essential
- 4 bedrooms / 3 reception rooms
- Stables & paddock
- Pool room extension
- 2607 SQFT

Resting within a beautiful, private & mature plot & boasting a wealth of extras that set it apart from the competition - this unique, detached family home offers buyers a rare opportunity to purchase something that is unlike anything else on the market right now. Enviably positioned just off Winstanley Road in Billinge & tucked away down a private little lane which services only this property, the home boasts a paddock and stables, making it perfect for anyone wanting to keep a pony. Formerly a pair of semi-detached cottages which were knocked through to create just one dwelling the home retains a lovely cottage feel with many pretty, original ceiling beams and lovely fireplaces. Internally the home is set across two floors and totals a generous amount of living space that in brief comprises; a main hallway, three separate reception rooms, a fitted kitchen, plus a large rear pool room / extension, which could be used as a pool still, or converted into further living space. Upstairs, there are four bedrooms plus a stylish principal bathroom suite. Externally the home boasts a wonderful overall plot, with the garden extending to four sides. The plot is mature, private and there is a large driveway providing off road parking plus there are the stables and paddock too. The rear and side are both large enough to accommodate extensions, should clients wish and subject to necessary planning. Locally the home is also on the doorstep for numerous pretty trails & scenic walks whilst also benefiting from conveniently being close to various schools, amenities and motorway transport links. Early viewings are highly recommended to appreciate the potential this eye-catching home has to offer.

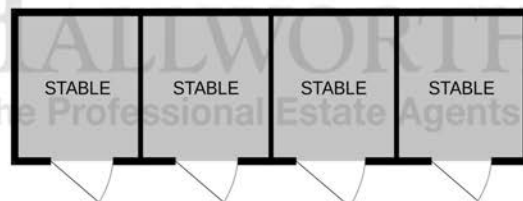




GROUND FLOOR
1439 sq.ft. (133.7 sq.m.) approx.



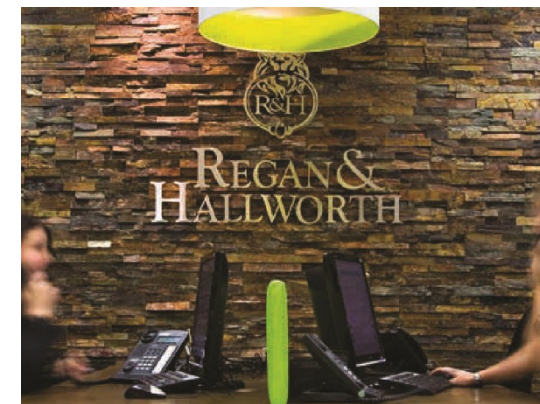
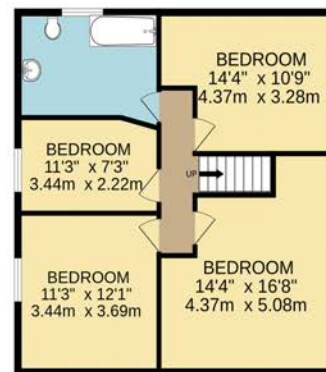
STABLES
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 2607 sq.ft. (242.2 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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1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



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