

FOR SALE

1, Dalecrest, Billinge, WN5 7JZ

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



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Spacious detached family home tucked away in a highly prized cul-de-sac in Billinge.

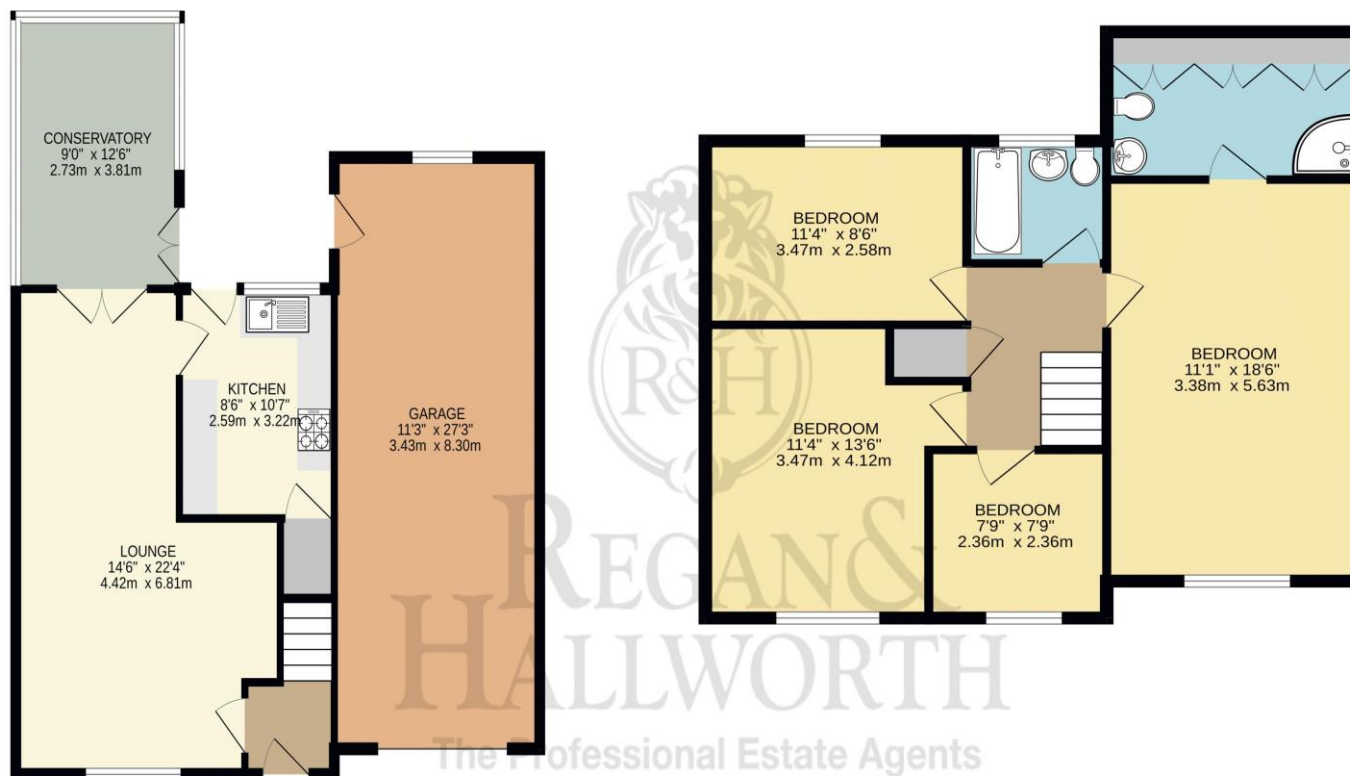


- Extended detached family home
- New bathroom & upgraded ensuite
- Peaceful, established location
- Plans to extend / remodel further
- 4 bedrooms / 1 reception room
- Recently updated heating & windows
- Quiet cul-de-sac setting
- 1473 SQFT

Dalecrest is a charming, well-established cul-de-sac ideally situated just off Crank Road in the picturesque village of Billinge. Nestled on a private plot, Number 1 Dalecrest showcases exceptional interior features, including a newly refurbished family bathroom and upgraded en-suite in the master bedroom. The property boasts a spacious 1473 square feet of pristine living space, making it perfect for a growing family. Spanning two floors, the thoughtfully designed interior has been enhanced by numerous recent upgrades that set it apart from others on the market. The decor is light, modern, and neutral, complemented by a new central heating boiler (installed less than a year ago) and replacement windows in most rooms within the past 3-4 years. This beautifully presented home is ready for new owners to move in and enjoy. Key features include an inviting entrance hallway, a generous main lounge with French doors opening into a rear conservatory, a modern fitted kitchen, four well-sized bedrooms upstairs, an en-suite with fitted wardrobes in the master bedroom, and a completely updated principal bathroom suite. Externally, the rear garden is a true highlight—mature, impeccably landscaped, and exceptionally private compared to newer estates. It features brand-new fencing and an elegant Indian Stone patio area. At the front, a spacious driveway leads to a double-length garage. Additionally, planning permission has been secured to extend the property further, creating an open-plan living kitchen and utility area by incorporating the garage space. Conveniently located near local shops, amenities, popular pubs, scenic trails, and highly regarded schools, this impressive family home is a must-see. Early viewings are highly recommended!







TOTAL FLOOR AREA : 1473 sq.ft. (136.8 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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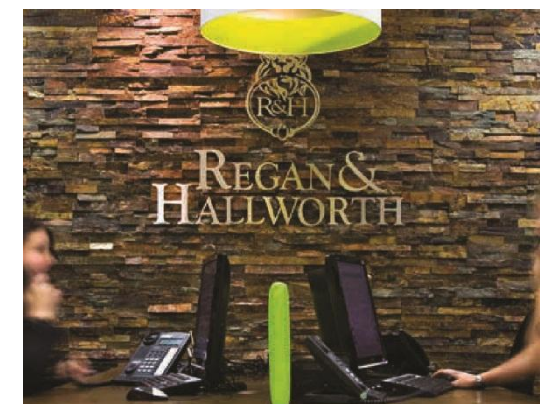
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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