

FOR SALE

59, Winstanley Road, Billinge, WN5 7XE

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



59, Winstanley Road, Billinge, WN5 7XE

A gorgeous and distinctive semi-detached home enjoying peaceful countryside outlooks.

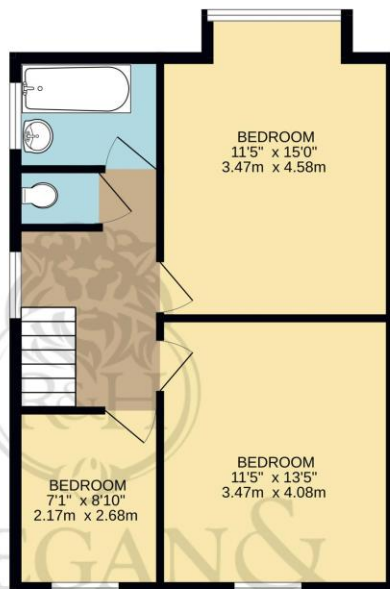
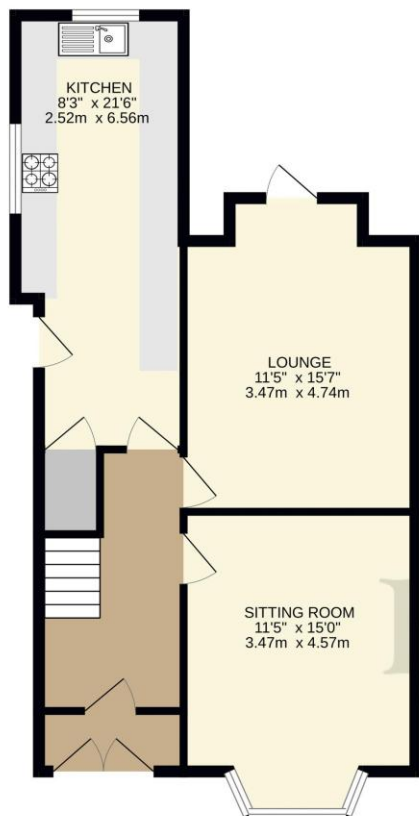


- Handsome 1930's traditional house
- Countryside aspects to rear
- Two spacious reception rooms
- Gas central heating
- Gorgeous gardens
- Driveway & detached garage
- Three bedrooms
- 1249 SQ.FT.

Situated along a highly desirable stretch of Winstanley Road, where properties rarely become available, this charming and distinctive semi-detached home occupies a prime position. Set back from the road, it boasts a generous plot with private rear gardens that merge with open fields, offering a peaceful countryside backdrop. An ideal home for a growing family, the property presents spacious interiors filled with character and untapped potential. Upon entering, through the porch you walk into a bright and inviting hallway. The ground floor hosts two bay-fronted reception rooms—a front-facing dining room and a rear lounge with French doors opening to the picturesque private garden. Bathed in sunlight and enjoying countryside views, this outdoor space is a true highlight. The kitchen, already well-proportioned, offers an excellent opportunity for modernisation or extension, allowing for enhanced interaction with the scenic garden views. On the first floor, the centrally situated landing connects three bedrooms and a bathroom with a separate WC. The two principal bedrooms feature bay windows that capture delightful views. Externally, the home benefits from a large driveway leading to a detached garage, accompanied by a charming walled garden at the front. The rear garden is a lush haven, featuring a manicured lawn and vibrant, well-stocked borders. This property is situated in an exceptionally convenient and sought-after location. Within walking distance are Orrell Water Park and Orrell Village, which boasts a train station offering connections to Wigan, Liverpool, and Manchester. Residents can also enjoy a range of excellent local amenities, including a coffee shop, bar, and Co-op supermarket. The M6 and M58 motorways are just a short drive away, and outstanding schools, including Winstanley College, are easily accessible.



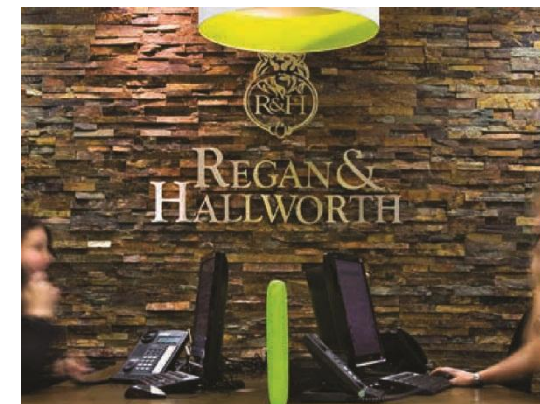




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TOTAL FLOOR AREA : 1249 sq.ft. (116.0 sq.m.) approx.

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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