

**FOR SALE**

Athertons Farm House, Hall Lane, Billinge , WN5 7XA





## Athertons Farm House, Hall Lane, Billinge , WN5 7XA



- Period semi-detached farm house
- Country style kitchen
- Family bathroom and en-suite
- Detached stone built annex
- Exceptional reception rooms
- Four great sized bedrooms
- Large gardens / driveway / garage
- 2430 SQ. FT./Freehold

Located down a quiet country lane just off Winstanley Road sits this impressive period Farm House which dates back in parts to the early 1700's. Athertons Farm House is set back off Hall Lane and is surrounded by some of Lancashire's most stunning countryside. It also gives easy access to a range of local amenities, schools and colleges, public transport links and motorway networks. The property boasts just over 2400 square feet of spacious, versatile accommodation along with the added bonus of a detached annex which is currently being used as a snooker room, there is also a detached garage. In brief this truly amazing family homes accommodation comprises of an entrance hallway, cloakroom/wc, well equipped country style kitchen, separate formal dining room with a door leading out onto a patio area, good sized study / home office, a large formal lounge / sitting room which has doors leading through into a large morning / garden room.

Up on the first floor there are three double bedrooms with one benefitting from an en-suite shower room, a modern family bathroom and then a fourth large single bedroom. Externally, the property has large, well-maintained garden to the front and side along with a driveway and a detached garage. To the rear there is a path which leads to a large, detached stone-built annex which would make an ideal granny flat or outstanding games room. The rear gardens have again been landscaped and well maintained ideal for the growing family. Internal inspection of this truly amazing property are highly recommended to fully appreciate the properties internal and versatile space and its outstanding location. Council tax band F, property is Freehold.











The Professional Estate Agents

TOTAL FLOOR AREA : 2430 sq.ft. (225.8 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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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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