

FOR SALE

Greenslate Villa, 93, Moss Road, Billinge, WN5 7BS

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



Greenslate Villa, 93, Moss Road, Billinge, WN5 7BS

Wonderful double-fronted stone family home in one of Billinge's most coveted roads.



- Wonderful detached stone home
- Gorgeous cottage-style gardens
- Highly coveted country lane
- Ample off road parking
- 3 double bedrooms
- Generous amount of floorspace
- Large detached garage & store
- 2494 SQFT

Prominently positioned along a beautiful & peaceful country lane in the pretty area of Billinge - Greenslate Villa is a wonderful example of a detached stone property that perfectly balances the semi-rural setting and idyllic, cottage lifestyle with the convenience of still being within easy reach of motorways, local towns & acclaimed schools. Originally dating back to the 1870s, the property was bought by the current owners around 40 years ago & lovingly restored & extended. The home is a triumph in design, finish and layout & is brimming with kerb appeal courtesy of its lovely stone facade, elegant timber bespoke windows & gorgeous cottage-style gardens. The home is set across two floors and including the outbuilding / garages now totals a substantial 2494 square feet of beautiful living space that simply must be viewed to be fully appreciated. The property internally offers lots of pretty, period style detail like high coved ceilings, elegant plasterwork & large door casings & in brief comprises; a welcoming and spacious hallway with access into a cellar, two superb reception rooms, including a notably light and spacious main lounge with beautiful feature fireplace with two sets of single doors that open outside. There is a lovely rear garden room with pleasant views of the garden plus a fitted kitchen & access into a rear wc / cloaks and large utility room. Upstairs there are three generous double bedrooms, a spacious 4-piece family bathroom suite and additional separate wc. Externally, the plot and surroundings here are another key feature of the home. The property commands a wonderful eye-catching position from the road and benefits from a generous driveway providing ample off road parking. The gardens are mature, beautifully stocked with various pretty plants & flowers & are a credit to the current owners. Various secluded seating and patio areas offer numerous options for clients to sit out and enjoy the gardens. There is also a large detached garage / workshop which could easily be utilised as an annexe style living area, with an additional store to the side. Locally, although the setting here is undoubtedly peaceful & sits on the doorstep for numerous pretty scenic walks & the picturesque Orrell Water Park, the home is also conveniently close to various schools, amenities and motorway transport links & towns such as Wigan & St Helens. Viewings are absolutely essential.







TOTAL FLOOR AREA : 2494 sq.ft. (231.7 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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