

FOR SALE

17, Stuart Crescent, Billinge, WN5 7NW

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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This unique three storey, five bed detached family home offers outstanding value for money

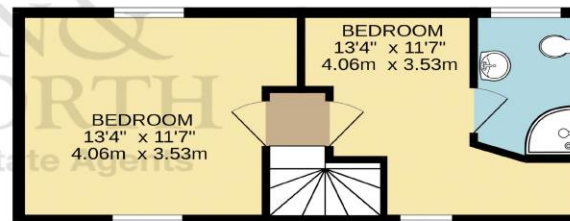
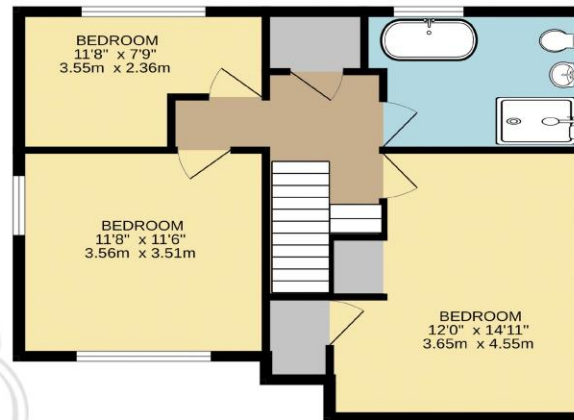
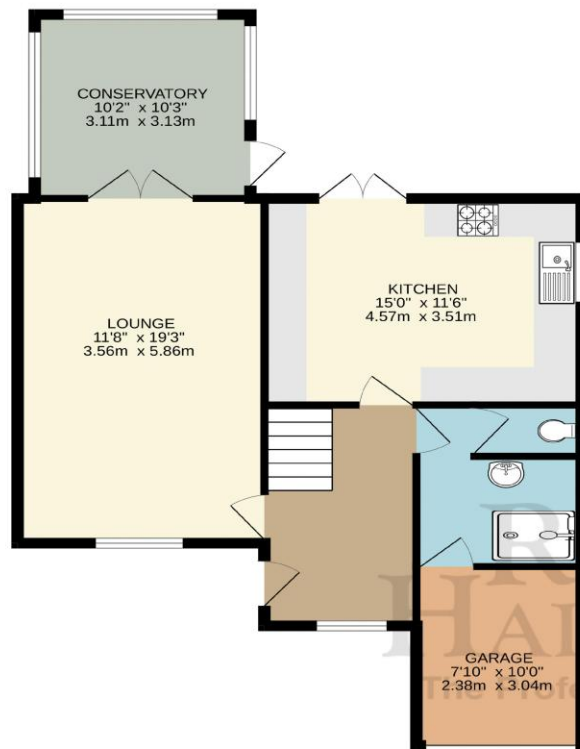


- Substantial three storey house
- Three full sized bathrooms
- Open plan lounge with wood burner
- Sunny south-east facing gardens
- Five spacious bedrooms
- Central village location
- Conservatory with insulated roof
- 1605 SQ.FT. / Freehold gardens

Enjoying a prime position in the heart of Billinge, this impressive family home combines a superb location with generous living space arranged over three floors. Benefiting from a fully certified loft conversion, the property offers five well-proportioned bedrooms and three full bathrooms, making it perfect for a growing family. Tucked away on a quiet residential street just off the High Street, the home is within walking distance of local shops, cafes, outstanding schools for all ages, and excellent transport links, including easy access to the M58 and M6. Extending to over 1,600 square feet, the property represents outstanding value for money. It features a modern kitchen, recently updated bathrooms, double glazing throughout and a contemporary gas central heating system, ensuring comfort and efficiency with nothing to do but move in. The accommodation briefly comprises a welcoming hallway, spacious open-plan lounge and dining room with wood burner, leading into a bright conservatory with insulated roof overlooking the garden. A newly updated ground floor shower room with WC, plus internal garage access, provides versatility, with conversion potential for a study or additional bedroom. The stylish kitchen combines sleek high-gloss and shaker-style cabinetry, with a central dining area and a door opening onto the rear garden. Upstairs, the first floor offers three generous bedrooms and a luxury family bathroom with freestanding bath and separate shower. The second floor presents two further bedrooms, including a large double with en-suite shower room. Externally, the front garden is block-paved for ample off-road parking, complemented by attractive borders. To the rear, a private south-east facing garden with raised patio areas, ideal for outdoor living. Early internal inspection is strongly recommended to appreciate the size, finish and enviable location.







TOTAL FLOOR AREA : 1605 sq.ft. (149.1 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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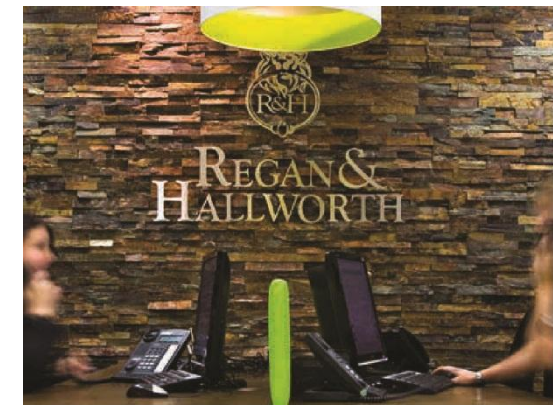
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WIGAN OFFICE

4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com