

FOR SALE

1, Lilac Grove, Billinge , WN5 7QQ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



1, Lilac Grove, Billinge , WN5 7QQ

Amazing semi-detached family home with gardens, driveway, garage and attic room.



- Exceptional semi-detached family home
- Modern fitted kitchen with breakfast bar
- Family bathroom and cloak wc
- Close to schools and transport links
- Spacious and versatile accommodation
- Three superb sized bedrooms
- Large driveway / garage and gardens
- 1358 SQ. FT.

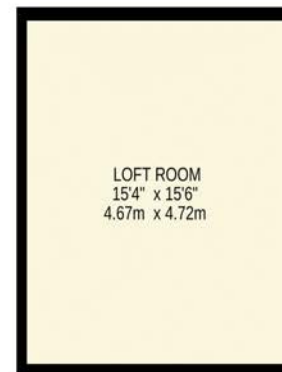
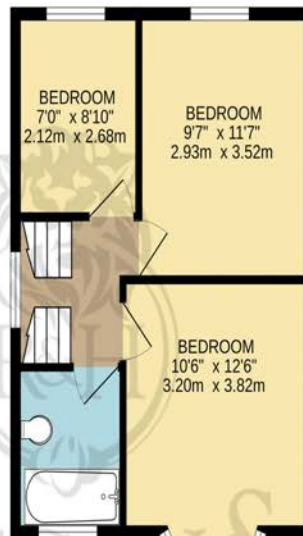
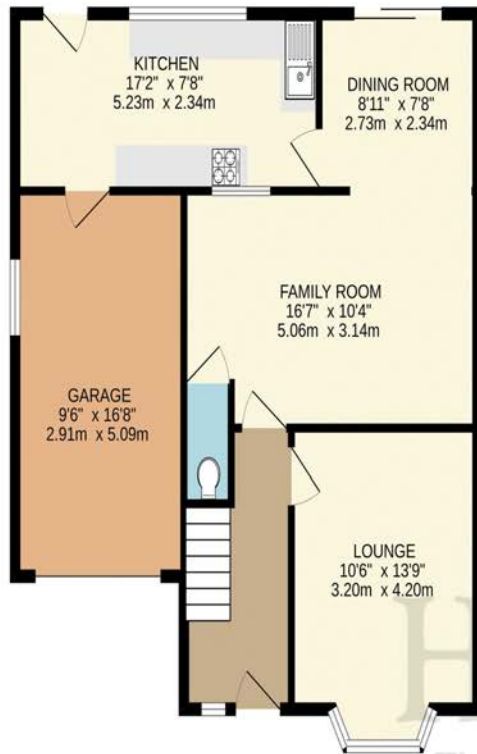
This is a fantastic opportunity to purchase a truly stunning, three bed semi-detached family home located along a popular street in Billinge. The property has been finished to an immaculate standard throughout internally and boasts a spacious driveway, garage and excellent rear gardens.

The property is situated on a quiet street offering excellent access to a range of local amenities, some outstanding schools for all ages, great public transport links and some impressive country walks from the doorstep. Internally the property boasts some truly exceptional and versatile accommodation which would be ideal for the growing family and in brief comprise of entrance hallway, great sized formal lounge / sitting room located to the front with bay window, cloakroom/wc, large centrally located family room which is open to a more formal dining area with doors leading out onto the rear gardens. To the rear there is a modern fitted kitchen which offers a breakfast bar, range of wall, base and drawer units along with access to the garden and into the integral garage. Up on the first floor there are two double bedrooms, one to the front and the other to the rear both benefitting from fitted wardrobes, a third large single bedroom and then a modern fitted family bathroom with shower over bath. There are space saving stairs from the landing leading to a converted attic which is currently being used as a game's room / home office.

Externally to the front Lilac Grove has a large, paved driveway providing off road parking for several cars and access to a single garage to the side. To the rear there is a large, private and secure low maintenance garden with decked patio area and gravelled garden. Internal inspection is highly recommended to truly appreciate the properties finish and its versatile accommodation.



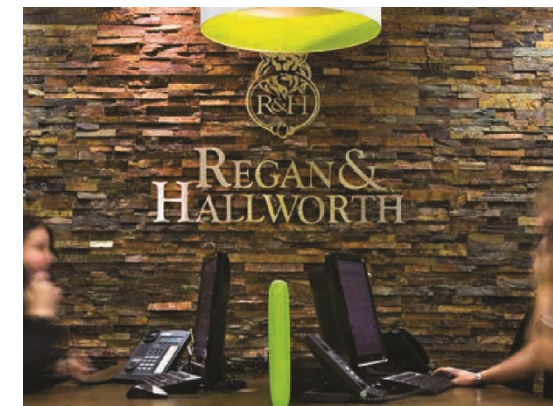




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TOTAL FLOOR AREA : 1358 sq.ft. (126.2 sq.m.) approx.

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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