

FOR SALE

87, Winstanley Road, Billinge, WN5 7XE

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Wonderful semi-detached home finished to the highest of standards throughout.

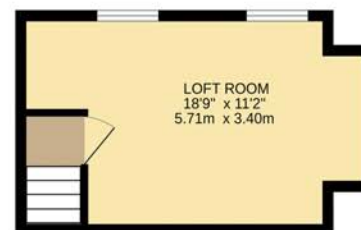
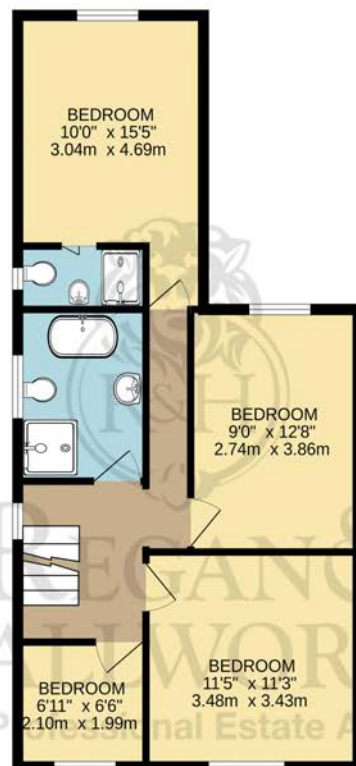
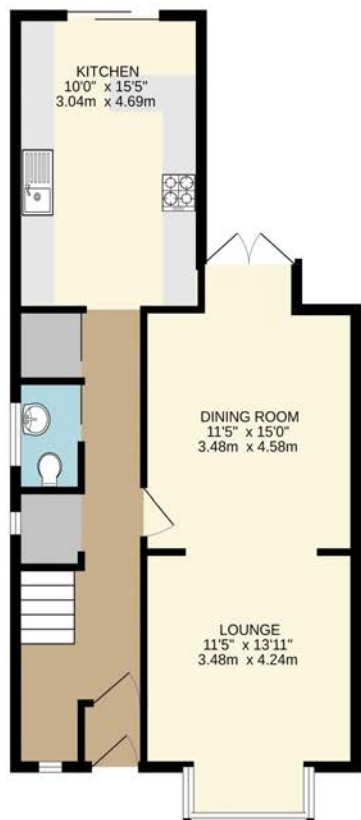


- Stunning semi-detached family home
- Luxury, high spec finish
- Close to shops / train station
- Wonderful open views to the rear
- 4 bedrooms / 2 reception rooms
- Generous amount of floorspace
- Sunny, south westerly facing aspect
- 1411 SQFT

Elegantly presented throughout & providing a generous 1411 square feet of high quality, contemporary living space - this superb 1920s semi-detached family home boasts a highly prized main road position along Winstanley Road - a wonderful setting that benefits from peaceful aspect backing directly onto the pretty Orrell Cricket Club coupled with a sunny, south-westerly aspect. Benefiting from considerable upgrades and improvements by the current owners, the property boasts the perfect balance of elegant period-style design with numerous modern & stylish touches. The home has been re-wired recently, benefiting from new plasterwork pretty much everywhere. Fresh redecoration, new skirting boards, lovely feature panelled walls & high quality flooring are just some of the notable changes our clients have made. Ideal then, for any growing families seeking lots of beautiful space they can simply move straight into, the ground floor in brief provides; a lovely entrance hallway with stunning tiled floor & beautiful wc / cloaks, an elegant front lounge with feature bay window, wonderful high coved ceilings & luxury solid oak flooring which flows into a superb rear dining room with French Doors that open out onto the garden. Beyond the dining room is the sleek fitted kitchen which is finished with a breakfast bar, porcelain tiled floor plus a range of integrated appliances & spot lighting. Upstairs, the home offers four impeccable bedrooms to the first floor, with the master benefiting from an en-suite, plus there is a stylish, newly installed 4-piece principal bathroom. A fully converted loft room provides further space / precious storage & is floored, plastered & has Velux windows. Externally there are gardens to both the front and the rear, with the rear being lawned & boasting a large timber gazebo for sitting out and enjoying the sunny, south-westerly aspect & pleasant views of the cricket ground. To the front is a large fully flagged driveway for ample off road parking plus there is an EV charging point. Viewings are highly recommended on this simply stunning home.







TOTAL FLOOR AREA : 1411 sq.ft. (131.1 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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