

FOR SALE

11, Red Chestnut Close, Billinge, WN5 7AQ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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A stunning four bedroom detached house with landscaped gardens enjoying woodland aspects.

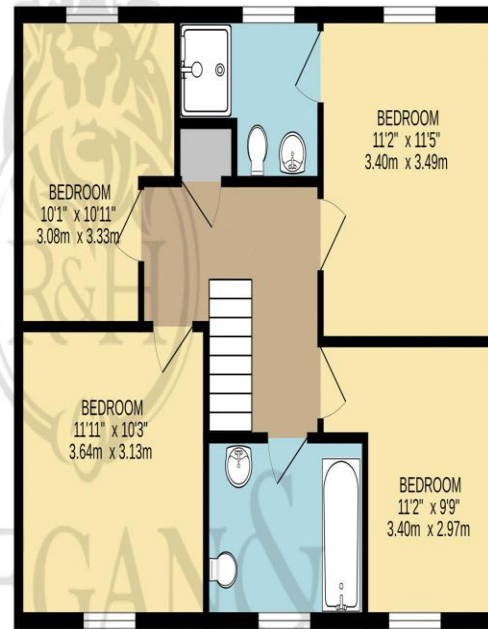
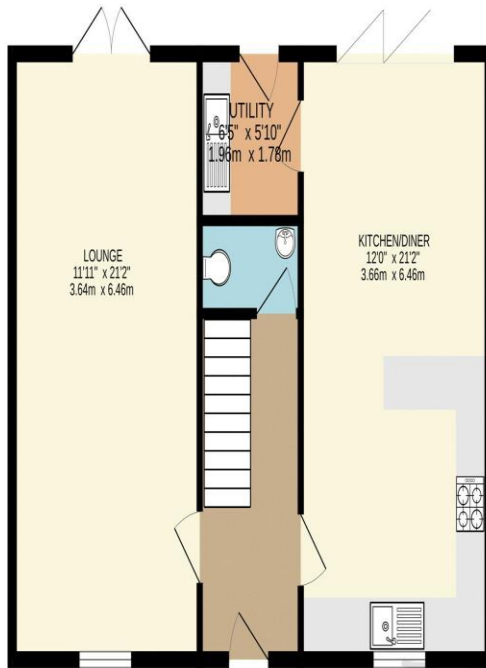


- Stunning Detached Home
- Landscaped Garden Woodland Aspects
- Separate Utility Room
- Driveway & Good Sized Garage
- Prime Semi-Rural Location
- Upgraded Kitchen with Bifold Doors
- Four Double Bedrooms
- 1443 SQ.FT. / Freehold

This beautifully presented 4-bedroom detached family home enjoys a prime position at the head of a quiet cul-de-sac, overlooking woodland to the rear elevation. Situated on one of the most sought-after estates in the area, this executive home boasts an eye-catching double-fronted design offering an ideal floor plan comprising a generous 1443 sq ft of accommodation. It is a perfect home for a growing family, with plenty of space to dine, and also work from home. There are several excellent primary and secondary schools close by, as well as amenities opposite the estate including a park, convenience store and historic pub. The spacious, semi-rural plot backs on to fields and the development has walks straight out to Orrell Water Park, Greenslate Farm and other local attractions. The accommodation consists of an open and airy entrance hallway with staircase to the first floor. On either side of the hallway are two large open plan rooms providing contemporary living spaces with twin aspects and access to the recently landscaped garden where a full width patio links the inside with out and provides stunning outside living / entertaining space. The kitchen has benefitted from a Morris Homes upgrade and is fully fitted with a range of high-quality wall and base units and an integrated dishwasher, Neff double oven/microwave, and 5-ring induction hob. Bifold doors enhance the kitchen's appeal whilst a utility room gives extra space for laundry, a second sink, and storage. A spacious WC provides additional room for coats and shoes. Out clients choose this house originally due to the size of the bedrooms. All four bedrooms are doubles with the main bedroom featuring fitted robes and an ensuite shower room. The other bedrooms are served by the family bathroom which has a bath, WC, sink and vanity unit. Externally, the home offers driveway parking for two vehicles leading to a good sized detached garage. The rear garden is the main feature of the house. Professionally landscaped a large L-shaped patio provides plenty of space for dining, entertaining and family fun. A lush lawn is screened with raised borders featuring established plants and shrubs. A neat bin store has been added.





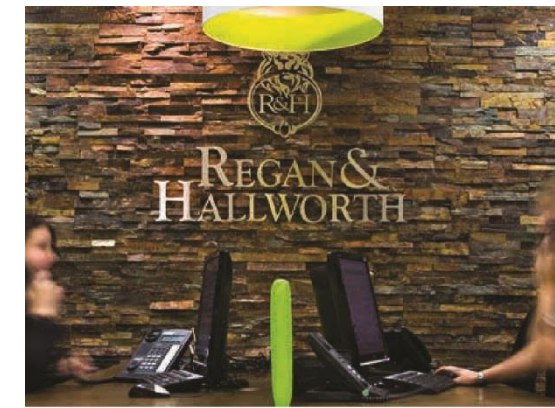


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TOTAL FLOOR AREA : 1441 sq.ft. (133.8 sq.m.) approx.

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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