



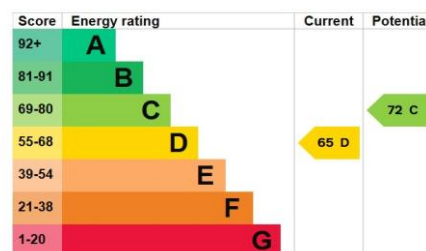
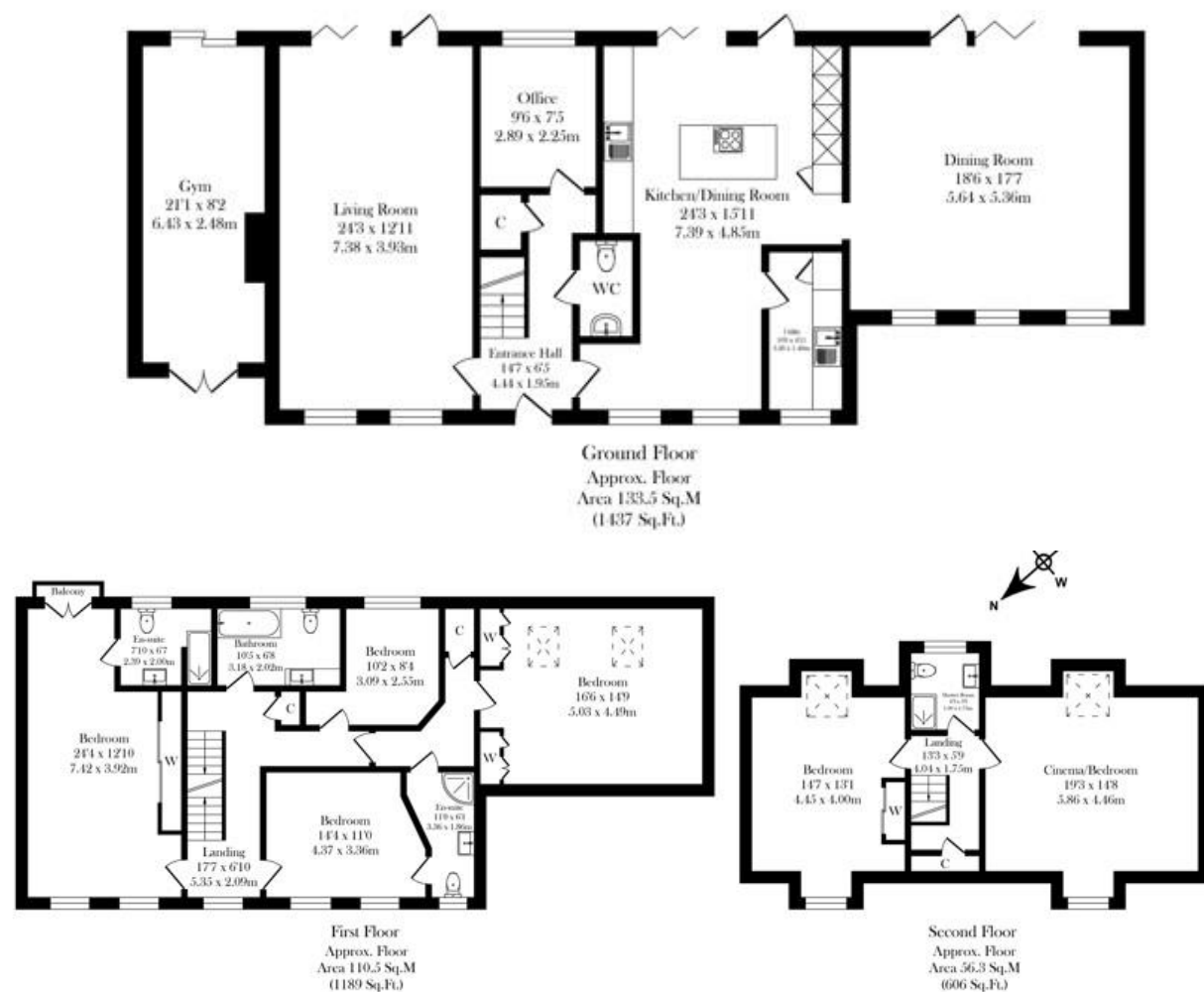
TRACY PHILLIPS

Estates



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Asking Price: £850,000

Smithy Glen Drive, Billinge, WN5 7XH



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An Exceptional Five/Six Bedroom Detached Home in an Exclusive Private Development

Tucked away on a private plot within a highly sought-after and exclusive development near Orrell Water Park, and just a short stroll from the railway station, this outstanding five/six-bedroom detached residence offers over 3,200 square feet of luxurious living space. Originally built in 2003, the property has been extensively upgraded in recent years, with no expense spared in creating a home of exceptional quality, combining high-spec contemporary finishes with timeless architectural elegance. The interior has been meticulously designed, with great attention to detail throughout. Each room flows seamlessly to the next, creating a cohesive and stylish living environment. A welcoming reception hallway sets the tone, leading into a substantial lounge extending over 290 square feet. This elegant space enjoys dual-aspect windows, a sleek modern fireplace, and direct access to the rear garden, creating a bright and inviting atmosphere. At the heart of the home is the stunning kitchen, thoughtfully designed for both family living and entertaining. Featuring a wide range of high-gloss white cabinetry, extensive worktops, a central island with breakfast bar and a full suite of premium integrated Neff appliances, the kitchen is as functional as it is stylish. Bi-folding doors open out onto the garden patio, providing a seamless transition between indoor and outdoor spaces. A second sitting or dining room also benefits from matching bi-fold doors, enhancing the home's wonderful open-plan feel and offering the perfect space for year-round entertaining. The ground floor also includes a private study, a well-equipped utility room, and a modern two-piece cloakroom/WC. Underfloor heating runs throughout the entire level, adding both comfort and efficiency. Upstairs, the first floor offers three generous double bedrooms. The impressive master suite features bespoke fitted furniture, a Juliet balcony overlooking the landscaped rear garden, and a luxurious en-suite shower room that has been recently upgraded to a high standard. Bedrooms two and three share a Jack and Jill en-suite, while the stylish main family bathroom has also been recently renovated. A fourth room on this floor offers flexibility and could be used as a dressing room, nursery or child's bedroom. A striking staircase with glass and steel balustrade continues to the second floor, where two additional double bedrooms and a contemporary three-piece shower room can be found. One of these rooms has been transformed into a state-of-the-art cinema room, an impressive space perfect for relaxing or entertaining. Externally, the home is approached via an attractive cobbled road that complements its impressive facade. A block-paved driveway provides ample off-road parking. To the rear, the landscaped gardens have been completely reimagined to create a private, contemporary outdoor sanctuary. Designed for both functionality and visual appeal, the garden features a children's play area with built-in trampoline, low-maintenance artificial lawns and several beautifully appointed patio areas that offer ideal spaces for alfresco dining and entertaining. A covered and heated seating area ensures year-round enjoyment, a state of the art jacuzzi, while striking gabion baskets add a modern edge to the landscape design. A fully equipped, purpose-built home gym is also accessed from the garden, ideal for fitness enthusiasts seeking the convenience of working out at home. This is a rare opportunity to acquire a truly outstanding home where luxury, space, and style come together in perfect harmony. Properties of this calibre are rarely available, and early internal inspection is strongly recommended to fully appreciate everything this exceptional residence has to offer.









