

FOR SALE

54, Winstanley Road, Billinge, WN5 7XD

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



54, Winstanley Road, Billinge , WN5 7XD

Superb four bed extended period semi-detached home located along Winstanley Road.



- Extended period semi-detached home
- Well equipped fitted kitchen / dinner
- Family bathroom
- Close to schools and amenities
- Superb sized reception rooms
- Four excellent sized bedrooms
- Large driveway / garage and gardens
- 1457 SQ. FT.

An excellent opportunity to acquire an extended period semi detached home on the highly sought-after Winstanley Road in Billinge, enjoying open countryside to the rear. Offering just over 1,400 square feet of flexible living space across two floors, this impressive property is well suited to a growing family. It is ideally placed for a wide range of local amenities, well-regarded schools and colleges, convenient public transport links, motorway access and scenic countryside walks right from the doorstep.

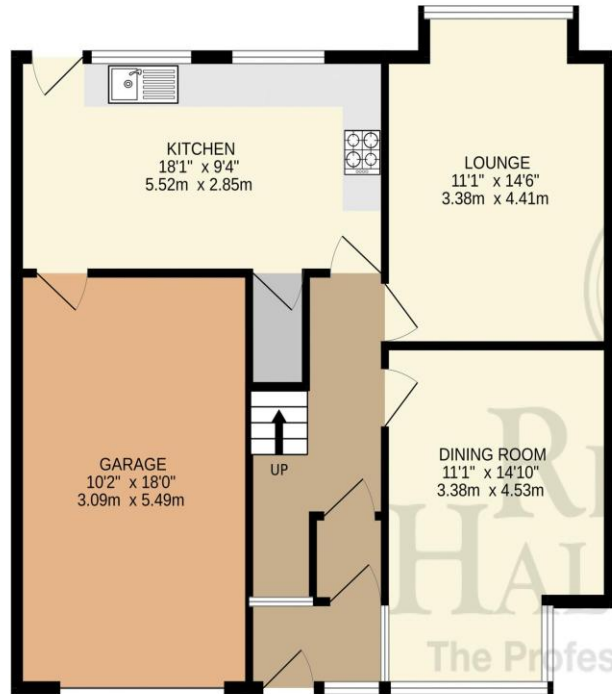
The ground floor briefly comprises; entrance hallway, a spacious formal reception room to the front, a second reception room to the rear with lovely views across farmland towards Rivington Pike, a fitted kitchen/breakfast room and access to a large integral garage. To the first floor are three generous double bedrooms, with the rear-facing rooms enjoying the views, a fourth well-proportioned single bedroom to the front, and a family bathroom. Two of the bedrooms benefit from fitted wardrobes.

Outside, the property benefits from a large front driveway providing off-road parking for several vehicles and garage with electric door, sockets and heating. The rear features a well-kept garden with a patio, lawn, brick built outhouse and shed, backing onto open farmland. Early viewing is strongly recommended to appreciate the size, setting and superb outlook this home has to offer.

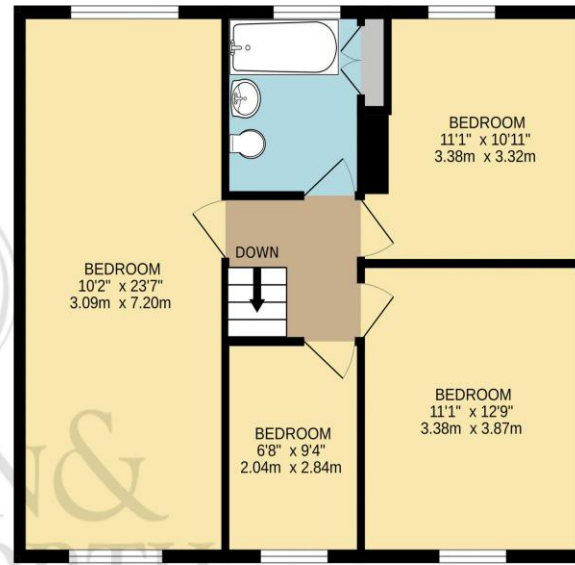




GROUND FLOOR
802 sq.ft. (74.5 sq.m.) approx.



1ST FLOOR
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1457 sq.ft. (135.3 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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Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.

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