

FOR SALE

28, Park Road, Billinge, WN5 7JS



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Exceptional period detached three bed cottage located in Billinge



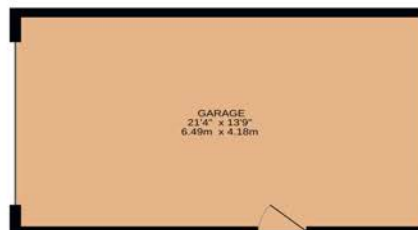
- Exceptional period detached cottage
- Modern fitted kitchen
- Three good sized double bedrooms
- Close to schools and amenities
- Three great sized reception rooms
- Two bathrooms and cloakroom/wc
- Private gardens / driveway / garage
- 1590 SQ. FT.

Located along the ever popular Park Road in the semi-rural village of Billinge sits this impressive, period detached cottage. The property was originally two separate houses but over time has been cleverly turned into one, amazing and deceptively spacious family home. Park Road offers excellent access to a range of village amenities, public transport links, schools for all ages and has some truly beautiful countryside on the doorstep. Internally the property has been finished to an excellent standard with lots of period and original features including a log burning stove, stonework and beams.

The accommodation boasts just over 1500 square feet which is set over two floors and in brief comprises of entrance, great sized sitting room with a modern full bathroom off it then through into the formal lounge / sitting room with feature log burning stove. Double doors lead through into a dining room with patio doors leading out onto the gardens and then a modern fitted kitchen which boasts a range of wall, base and drawer units along with cooker. Up on the first floor there is a master double bedroom with en-suite shower room, a second double bedroom with cloakroom/wc and then a third double bedroom located to the front.

Externally the property stands behind a walled and gated front garden whilst to the rear there is a private and secure garden with access to the detached garage with parking driveway to the front of it. Internal inspection is highly recommended to truly appreciate the properties deceptive size, its period features and its truly outstanding location.





REGAN & HALLWORTH
The Professional Estate Agents



TOTAL FLOOR AREA : 1590 sq.ft. (147.7 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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