

FOR SALE

42, London Fields, Billinge, WN5 7LS

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



## 42, London Fields, Billinge, WN5 7LS

*Superbly presented and extended semi-detached home*



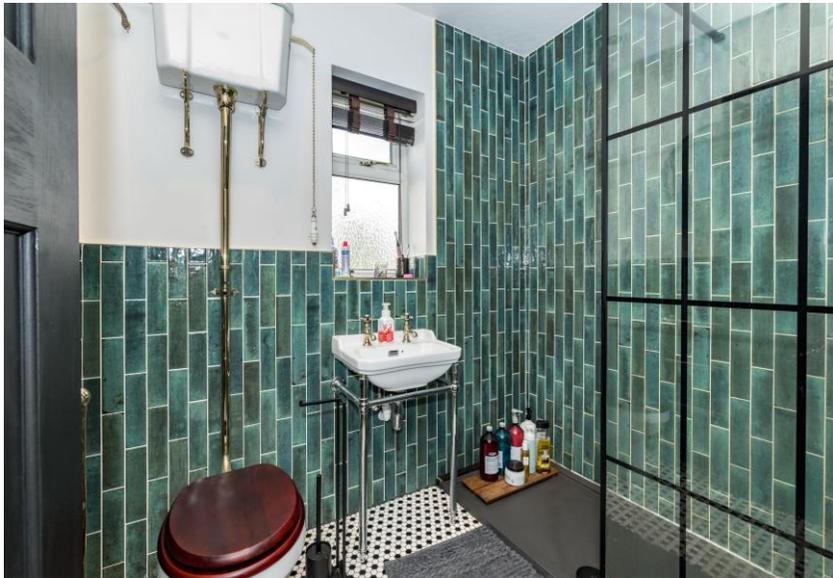
- Fully renovated & remodelled to high spec
- High quality orangery style extension
- Luxury family bathroom & ground floor WC
- Driveway & large west-facing rear garden
- Stunning open-plan kitchen with island
- Three well-proportioned bedrooms
- New plumbing, heating & designer radiators
- 996 SQ.FT. / Freehold

Having undergone a complete and meticulous transformation, London Fields is a truly exceptional home where thoughtful design and refined styling take centre stage. Taken back to bare brick and reimagined from the ground up, the property has been expertly remodelled to create a contemporary living environment tailored perfectly to modern lifestyles.

At its heart lies a stunning open-plan kitchen, extended into a sleek orangery-style space that floods the home with natural light. Designed for both everyday living and entertaining, it features a striking central island and seamlessly flows into elegant dining and relaxed living areas, creating a sociable and inviting hub of the home. A separate lounge with media wall and inset fire provides another cosy retreat whilst there is a stylish cloakroom/WC for added convenience. What truly sets this property apart is the calibre of its finish. The interiors have been curated with a keen eye for detail, showcasing a sophisticated palette of Farrow & Ball tones, complemented by carefully considered lighting and high-quality fittings throughout, resulting in a cohesive and effortlessly stylish aesthetic. Upstairs, the home continues to impress with three well-proportioned bedrooms including a gorgeous master with wood panelled walls and a free-standing bath plus a beautifully appointed family bathroom. Behind the scenes, the property benefits from all-new plumbing and heating systems, alongside double glazing and designer radiators, ensuring comfort, efficiency and peace of mind.

Externally, the generous, sunny west-facing, gardens offer a blank canvas - perfect for those looking to create their own outdoor sanctuary to complement the home's impressive interiors. Turn-key ready and finished to an exceptional standard, London Fields represents a rare opportunity to acquire a design-led home of true distinction.







TOTAL FLOOR AREA : 996 sq.ft. (92.6 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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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

**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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