

FOR SALE

17, Braeside Crescent, Billinge, WN5 7PQ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Substantially extended and comprehensively upgraded semi-detached family home.



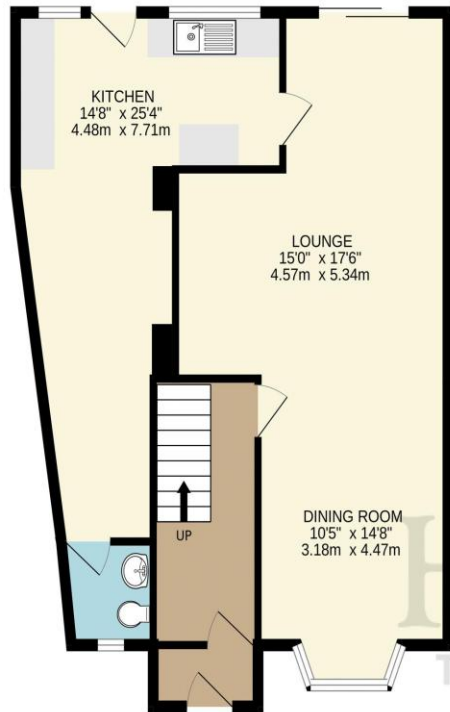
- Prime central village location
- Ground floor almost doubled in size
- Large south-west facing rear garden
- Gas central heating / Double glazing
- Wraparound side & rear extension
- Three bedrooms plus converted attic
- Ample off road parking
- 1303 SQ.FT.

CHAIN FREE. Located within a highly desirable development, this extended and significantly improved family home is immaculately presented throughout and is a true credit to the current owners. The village centre and its range of pleasant amenities are just a short walk away, along with highly regarded schools and local parks. Benefitting from wraparound side and rear extensions, the footprint of the property has been almost doubled. In addition, a staircase has been installed to the first floor leading to a skilfully executed loft conversion, offering excellent ceiling heights and two large Velux windows. Finished to an exceptional standard internally, the property also enjoys a spacious block-paved frontage providing ample off-road parking, together with a generous and well-maintained rear garden. Situated on a quiet street, the home offers convenient access to a wide range of local amenities, outstanding schools for all ages, excellent public transport links and attractive countryside walks close by. The accommodation is both versatile and impressive, extending to just over 1,300 sq ft and briefly comprises a welcoming central hallway and a superb 31ft open-plan living and dining space, ideal for modern family life. There is also a large, fully fitted kitchen with additional living and dining space, ample storage and direct access to the rear garden. The kitchen features a comprehensive range of wall, base and drawer units with integrated appliances. To the first floor are two well-proportioned double bedrooms, both benefitting from fitted wardrobes, a generous single bedroom and a recently updated family bathroom with shower over bath. A further staircase leads to the converted attic, providing a versatile space suitable for use as a guest bedroom, games room or home office. An internal inspection is highly recommended to fully appreciate the size, quality and versatility of this outstanding home.

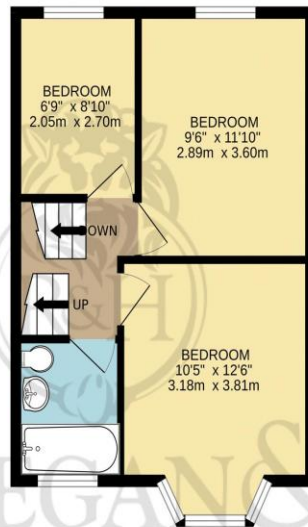




GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



2ND FLOOR
225 sq.ft. (20.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1302 sq.ft. (121.0 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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