

FOR SALE

31, Powell Drive, Billinge , WN5 7RX

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



31, Powell Drive, Billinge , WN5 7RX

Exceptional extended three bed semi-detached family home located in Billinge.



- Exceptional semi-detached family home
- Modern fitted kitchen with cooker
- Four piece family bathroom suite
- Close to schools and transport links
- Great sized reception rooms
- Three good sized bedrooms
- Large gardens / driveway / garage
- 1232 SQ. FT.

Now available for sale and located in the ever-popular village of Billinge, sits this impressive semi-detached family home. Powell Drive occupies a large corner plot with mature gardens and deceptively spacious accommodation throughout. The property boasts excellent access to all the local amenities Billinge has to offer, alongside outstanding schools for all ages, great public transport links, country walks, and several major motorway networks.

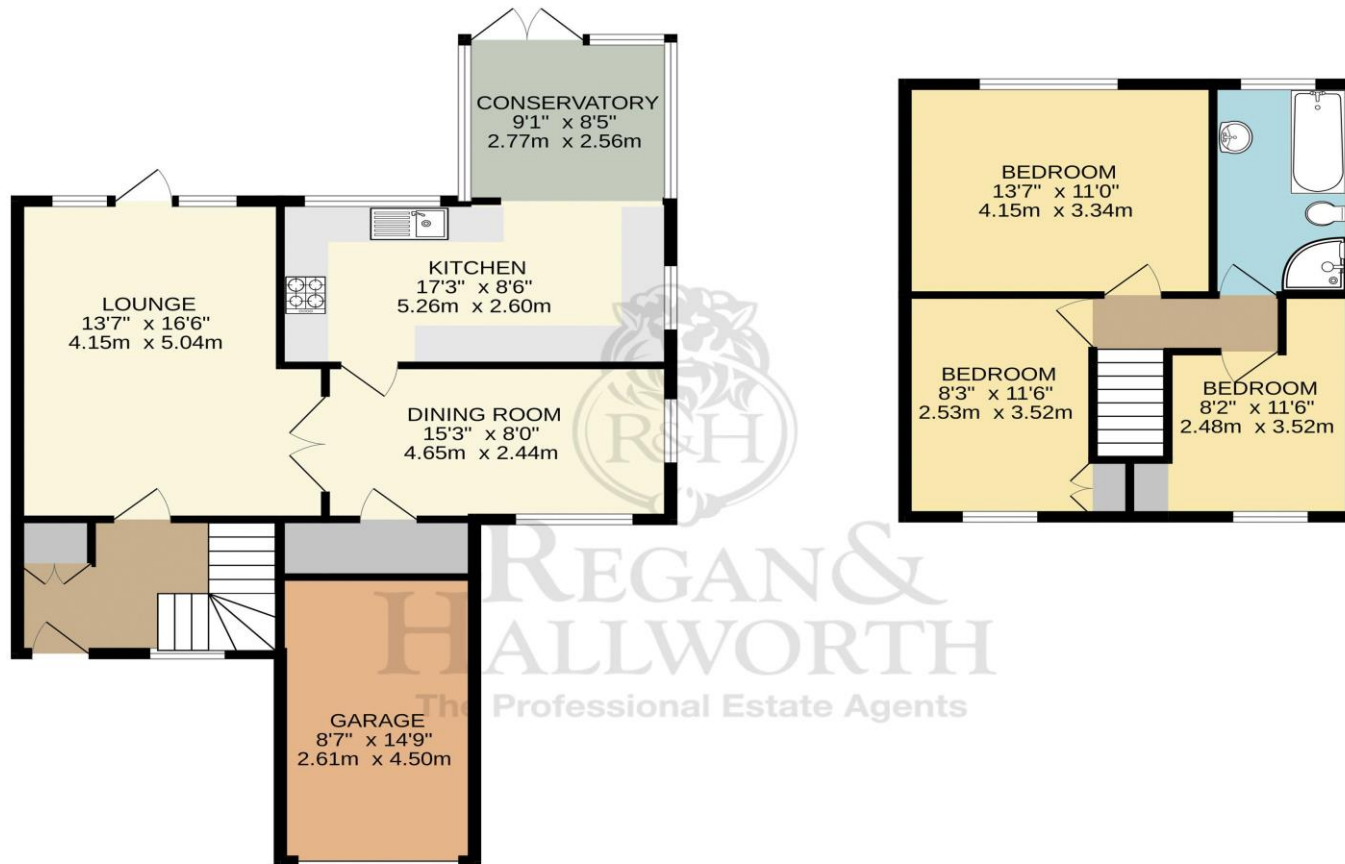
In brief, the accommodation comprises a spacious entrance hallway and a large formal lounge/sitting room with a patio door leading out onto the gardens. There is a separate dining room and a modern, well-equipped kitchen offering a range of wall, base, and drawer units, which is open plan to the conservatory.

Up on the first floor, there is a large master double bedroom located to the rear of the property, two further great-sized bedrooms located to the front, and a modern fitted family bathroom comprising a WC, sink unit, bath, and a separate corner shower unit.

Externally, Powell Drive has a large driveway to the front offering off-road parking for several cars and access to the integral garage. There are mature, well-maintained gardens to the side which continue through to the rear. Internal inspection is highly recommended to truly appreciate the property's size and its excellent location.







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TOTAL FLOOR AREA : 1232 sq.ft. (114.4 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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