

FOR SALE

10, Watermede, Billinge, WN5 7BE



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

ESTD
1996



10, Watermede, Billinge, WN5 7BE

Spacious & significantly extended home boasting a quiet, established setting & 1113 SQFT



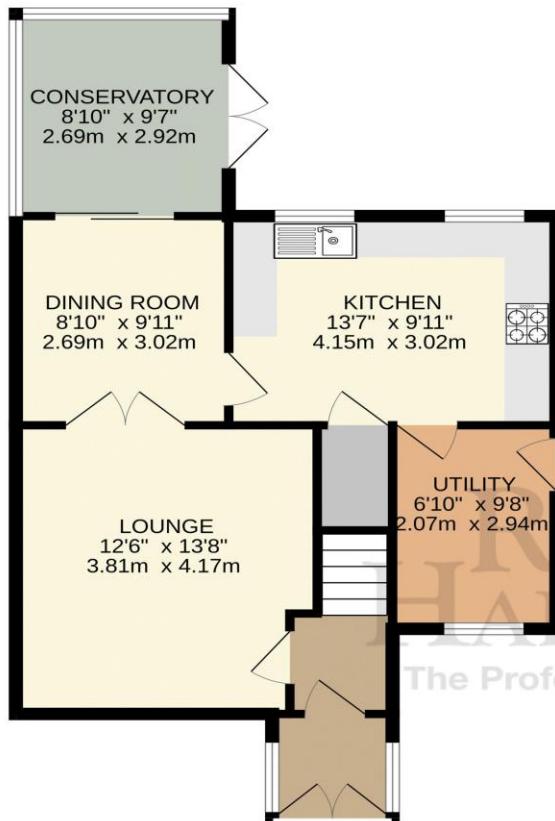
- Substantial semi-detached home
- Large two storey extension
- Highly prized location
- Sunny westerly rear aspect
- 4 bedrooms / 3 reception rooms
- Generous amount of floorspace
- Quiet cul-de-sac setting
- 1113 SQFT

Tucked right in the corner of a lovely, quiet & established little cul-de-sac, this superb semi-detached family home has been significantly extended from its original design & must be viewed internally to be fully appreciated. Totalling a very generous 1113 square feet of living space, this beautiful property is enviably positioned in one of Orrell's most coveted settings. Watermede itself is located just off Greenslate Road - a pretty, tree-lined gem of a location that conveniently rests next to the picturesque Orrell Water Park & just a short walk to Orrell's various shops & amenities, plus the train station. Internally, the size here & contemporary living space would be perfect for a growing family seeking a substantial home in a notably quiet spot. In brief, the property comprises; an entrance hallway, large main lounge with feature fireplace, a rear dining room & conservatory, plus a modern fitted kitchen extension to the rear & access into a useful utility room. Upstairs, there are four bedrooms with the master benefitting from an en-suite, plus there is a family bathroom suite. Externally there are gardens to the front and rear, with the rear enjoying a sunny, westerly aspect, a patio area for sitting out & lots of privacy. To the front is a generous driveway providing ample off road parking. Early viewings are essential to appreciate the size and setting of this home.

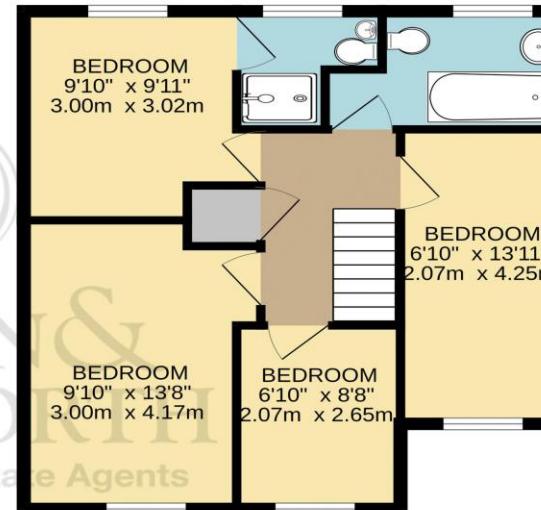




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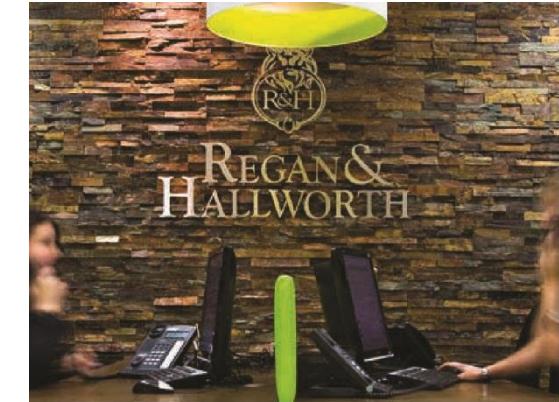
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TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.
Whilst every care has been taken to ensure the accuracy of these floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & Hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.



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