

**TO LET**

97, Winstanley Road, Billinge, WN5 7XE

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



97, Winstanley Road, Billinge, WN5 7XE

*Stunning, fully renovated period home available for immediate let.*



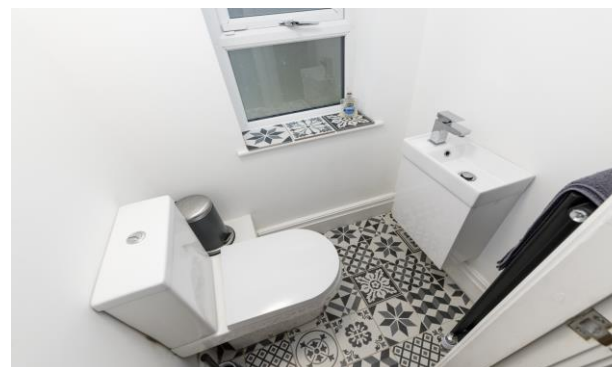
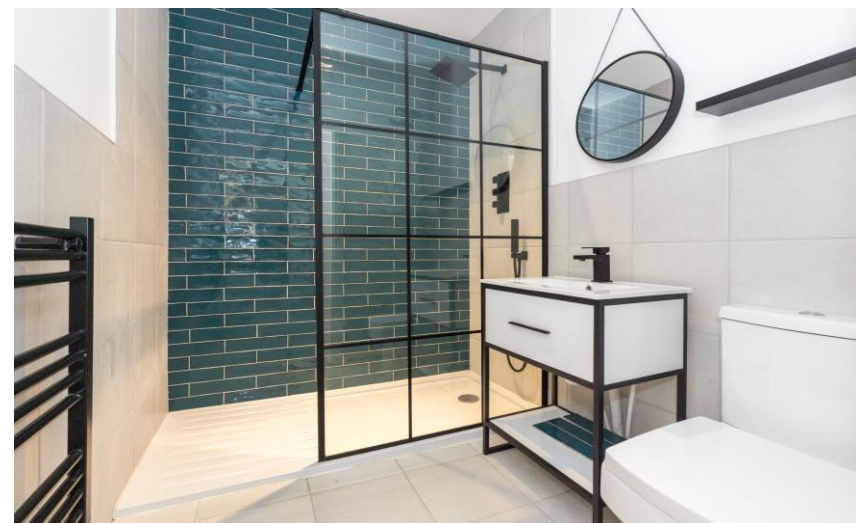
- Luxury fully renovated home
- Stunning open plan design
- Highly prized main road position
- Lovely views of cricket ground
- 3 generous bedrooms
- Inspiring living kitchen / diner
- Sunny south-westerly rear aspect
- 1328 SQFT

Available for immediate let is this stunningly presented semi-detached family home which provides a generous 1328 square feet of high quality, contemporary living space. Boasting a highly prized main road position along Winstanley Road - a wonderful setting that benefits from peaceful aspect backing directly onto the pretty Orrell Cricket Club coupled with a sunny, south-westerly aspect.

Internally the property has been extended, remodelled and fully renovated throughout & in brief provides; a lovely entrance hallway with stunning tiled floor & beautiful wc / cloaks, an elegant front lounge with feature bay window, plus the sleek open plan fitted kitchen / living area which is finished with a central island unit, porcelain tiled floor, trendy exposed brick feature wall plus a range of quality integrated appliances. Large full height bi-folding doors allow lots of natural light into the room plus provide access outside. Upstairs, the home offers three impeccably presented bedrooms, with the master benefiting from an en-suite, plus there is a stylish, principal bathroom suite.

Externally there are gardens to both the front and the rear, with the rear enjoying the sunny, south-westerly aspect & pleasant views of the cricket ground. To the front is a driveway for off road parking. Viewings are highly recommended on this simply stunning home.







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TOTAL FLOOR AREA : 1328 sq.ft. (123.4 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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**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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