

**FOR SALE**

1 Barrow Farm, Carr Mill Road, Billinge, WN5 7TX

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

ESTD  
1996



# 1 Barrow Farm, Carr Mill Road, Billinge, WN5 7TX

Stunning & extended stone semi with lovely garden & peaceful semi-rural setting.

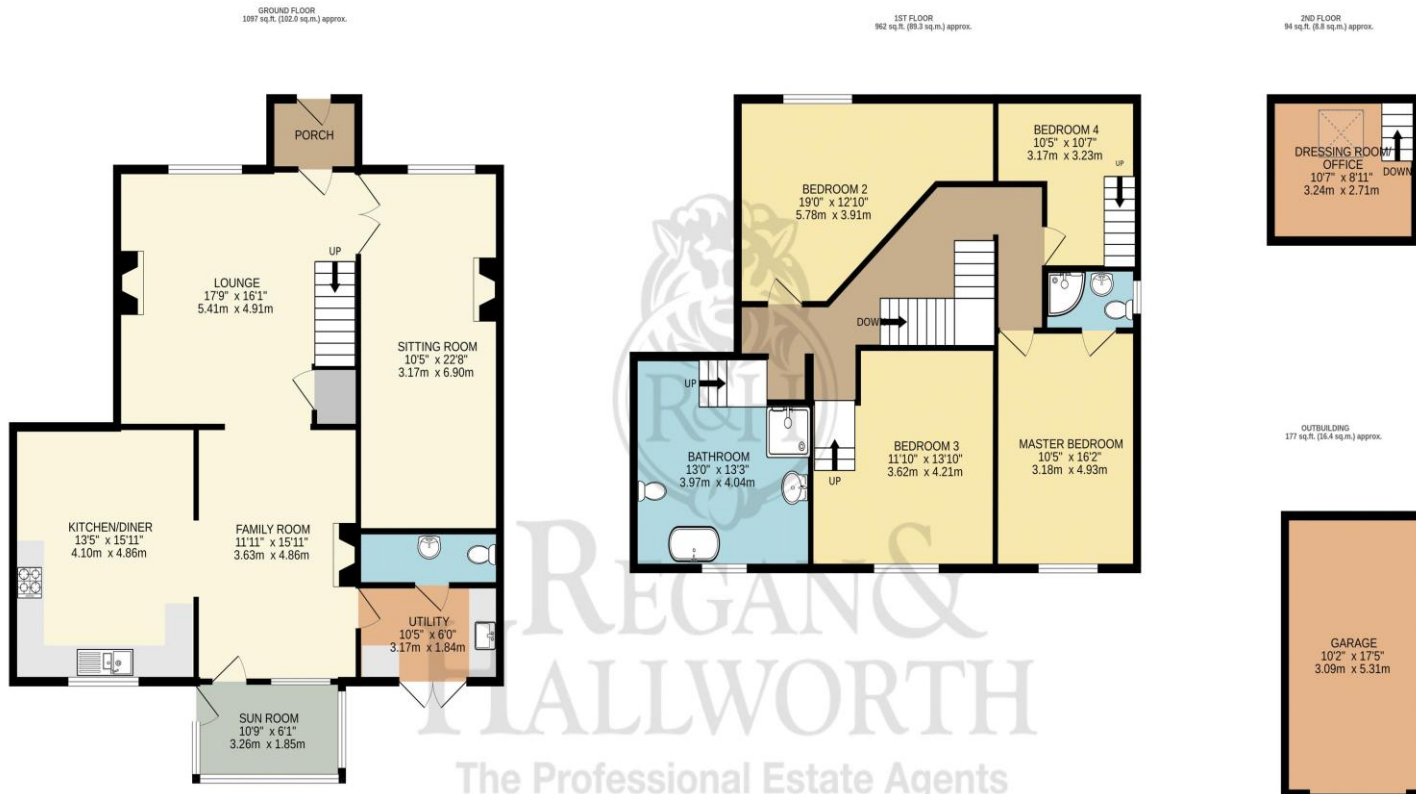


- Wonderful stone family home
- Elegant internal presentation
- Highly prized semi-rural setting
- Garage to the front
- 4 bedrooms / 3 reception rooms
- Generous amount of floorspace
- Lovely mature plot
- 2330 SQFT

Enviably located along the pretty Carr Mill Road, a highly coveted little country lane in the sought after area of Billinge & brimming with instant eye-catching kerb appeal - Number 1 Barrow Farm is an exceptionally presented and very deceptively spacious stone built semi-detached family home which boasts a substantial 2330 square feet of elegant & beautifully presented living space that is a credit to the current owners. Set across two floors, the home internally is finished to the highest of standards & has been significantly extended & remodelled from its original design. The ground floor in brief offers a flexible layout that comprises; a front porch, three superbly finished & spacious reception rooms, a lovely open plan kitchen diner plus a rear utility room, wc / cloaks & a sun room with pleasant views of the garden. Upstairs the home provides four bedrooms, an en-suite to the master bed plus a large principal family bathroom suite. Externally the home enjoys a spacious & mature rear garden which is private & well stocked. There is parking to both the front & the rear with a single garage to the front providing further storage. Locally, the property rests close to various walks, trails, plus transport links, numerous amenities & some acclaimed local schools. Early viewings are highly recommended on this wonderful stone property.







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TOTAL FLOOR AREA : 2330 sq.ft. (216.5 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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