FOR SALE

2, Smethurst Hall Park, Billinge, WN5 7DR

REGAN & HALLWORTH
The Professional Estate & Letting Agents

EST 1996



2, Smethurst Hall Park, Billinge, WN5 7DR

Spacious & extended detached family home located on a large 1 / 4 acre plot.



- Substantial detached family home
- Prestigious semi-rural setting
- Wonderful open views
- Available chain free
- 4 / 5 bedrooms
- Beautiful 1 / 4 acre plot
- Viewings essential
- 1829 SQFT

Prominently positioned right on the corner of Smethurst Hall Park, a little-known & quiet residential cul-de-sac just off Smethurst Road in Billinge - this peaceful gem of a setting comprises just 6 properties, some of which have never even been on the open market. Number 2 Smethurst Hall Park occupies what is easily the best spot, with one of the largest plots that extends to approx. 1 / 4 acre in size & rests alongside pretty open fields with wonderful far reaching views. Furthermore, the access is technically off Smethurst Road itself adding an extra layer of privacy too. Internally the home has been significantly extended from its original design & now provides a generous 1829 square feet of well-maintained living space that would be ideal for a growing family seeking space coupled with a peaceful setting.

The home is set across two floors that in brief comprise; a main entrance hallway with a wc / cloaks, two spacious reception rooms, a fitted kitchen plus rear utility room & access into the large double garage, whilst upstairs there are four well-appointed bedrooms, two of which have their own en-suites plus there is a principal bathroom suite. There is also an additional 5th bedroom which provides access to the master suite - this room could easily be used for a number of things such as a dressing room / home office or nursery.

Externally the home rests on a simply stunning & generous overall plot which is around 1 / 4 acre in size, with gardens that extend to all sides. The rear in particular enjoys wonderful open views across farmer's fields & benefits from a pretty flagged patio area which offers a private setting to sit and take in the sunny, south-westerly aspect. To the front is a spacious block paved driveway and access to the double garage (which itself offers potential to be converted into additional living space). Viewings are highly recommended on this superb family home. No chain delay.



























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TOTAL FLOOR AREA : 1829 sq.ft. (170.0 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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