

FOR SALE

256, Billinge Road, Pemberton, WN5 9HX

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



256, Billinge Road, Pemberton, WN5 9HX

Three bed detached family home offered with no onward chain located in Pemberton



- Garden fronted detached family home
- Fully fitted kitchen / freestanding cooker
- Family bathroom and en-suite
- Large gardens / double garage
- Open plan lounge / dining room
- Two double / One single bedroom
- Close to schools and amenities
- 1277 SQ. FT.

Now available for sale and offered with no onward chain is this three-bed detached family home situated in the popular area of Pemberton. Billinge Road was built by the current owner and is one of only a few detached properties in the direct area making this a unique buy and an ideal property for the growing family. It offers easy access to a range of village amenities, schools for all ages, bus routes and is still just a short drive to a number of major motorway networks.

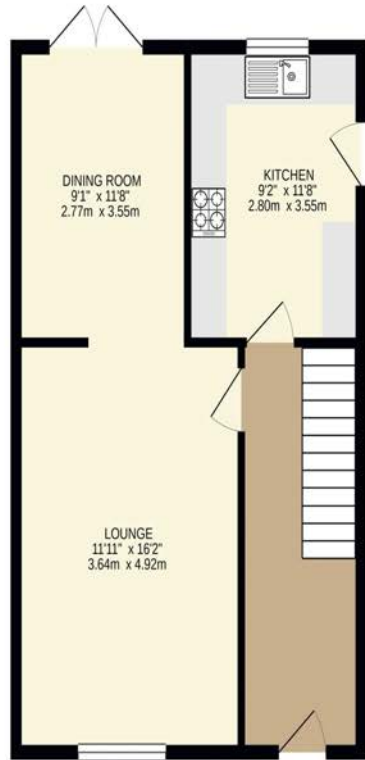
On entering the property, the accommodation briefly comprises of an entrance hallway which then leads through to a formal lounge / sitting room to the front which is open planned to a dining room to the rear with patio doors leading out onto the garden patio area. There is then a fully fitted kitchen offering a range of wall, base and drawer units along with freestanding cooker and hob and back door leading out to the rear garden. Up on the first floor the centrally located landing area gives access to a double master double bedroom to the rear of the house with fitted en-suite shower room, family bathroom with bath, wc and sink unit and then two further bedrooms to the front.

Externally the property is set back from the road and has an ample sized front garden which is walled with a gated entrance leading down to the front door. To the rear the good sized and private garden has patio area and laid to lawn, there is also a large double detached garage to the rear. The property has bags of potential given its larger than average plot size. Internal inspection is highly recommended to appreciate the deceptive size, potential and village location.

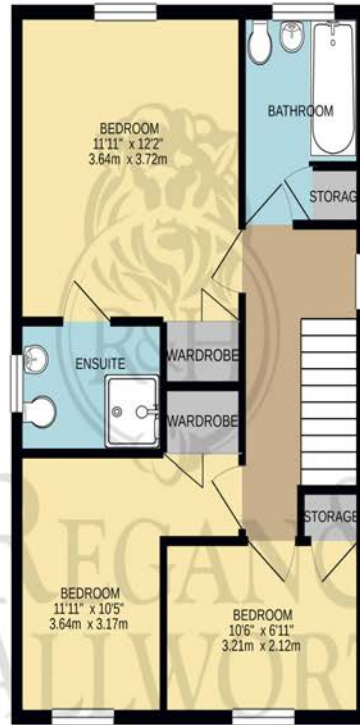




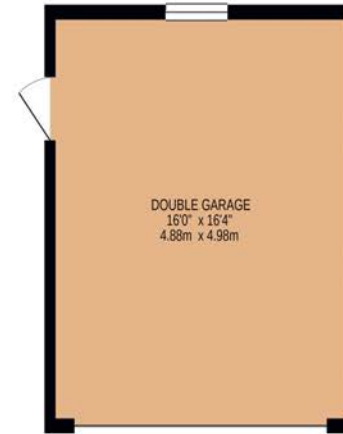
GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



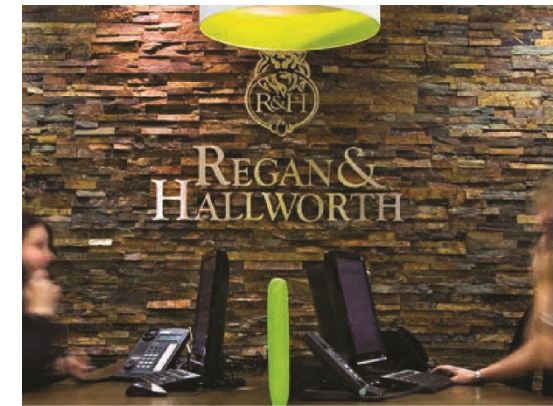
GARAGE
261 sq.ft. (24.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1277 sq.ft. (118.7 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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