

FOR SALE

13, School Brow, Billinge, WN5 7NU

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



13, School Brow, Billinge , WN5 7NU

Outstanding four bed detached family home located on a large plot in the ever popular Billinge

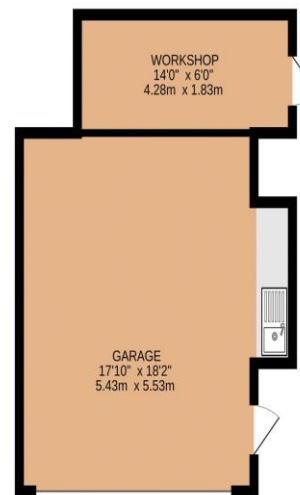
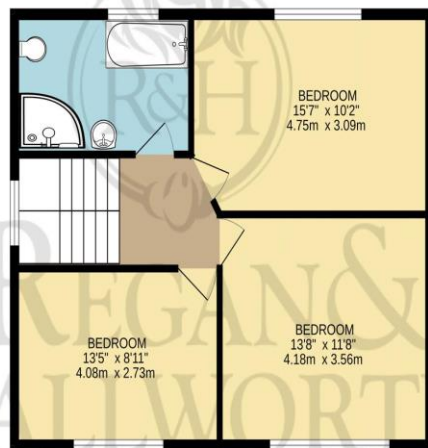
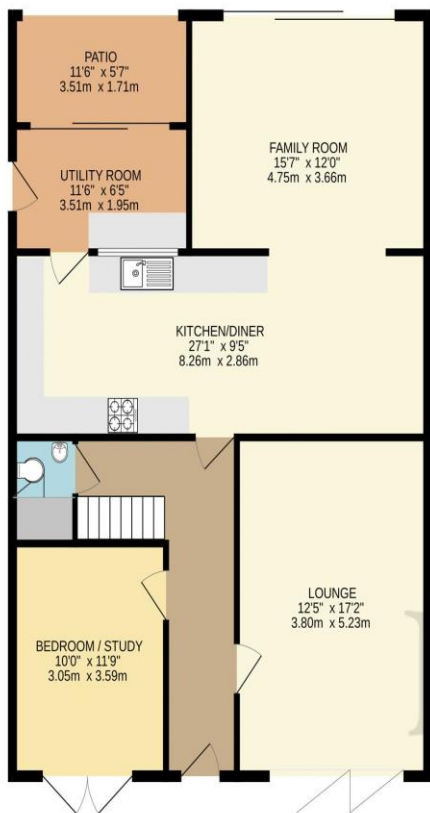


- Outstanding detached family home
- Modern fitted kitchen with cooker and appliances
- Four piece family bathroom / cloak room wc
- Close to schools and amenities
- Exceptional sized / versatile reception rooms
- Four good sized double bedrooms
- Large gardens / garage / driveway
- 2018 SQ. FT.

This is a rare and truly exciting opportunity to purchase this modern detached family home located along the ever popular School Brow in Billinge. The property boasts just over 2000 square feet of versatile and contemporary accommodation set over two floors along with amazing gardens. School Brow is situated close to all the amenities Billinge has to offer along with some outstanding schools for all ages, beautiful country walks from the doorstep, great public transport links and is just a short drive to several major motorway networks. The accommodation has been immaculately finished throughout and in brief comprises of entrance hallway, large formal lounge / sitting room located to the front with log burning stove and bi-folding doors leading out onto the raised patio area, large study / bedroom four also located to the front with doors leading out onto the patio and then a cloak room wc and oak and class staircase leading to the first floor. To the rear there is a modern fitted kitchen offering a range of wall, base and drawer units along with integral appliances with door leading into a well-equipped utility and door leading to sheltered rear patio area. Off the kitchen area is an open plan family dining room which is then opened through into a lovely family room with doors leading to the rear and another feature log burning stove. Up on the first floor the centrally located landing area opens to give access to a large master double bedroom located to the front of the property with built in wardrobes, second double bedroom to the rear with fitted wardrobes, third good sized double bedroom and then a modern, four piece family bathroom comprising of wc, sink unit bath and separate shower unit. Externally the rear the property is entered through electric gates which then lead to a large courtyard parking area, large, detached garage and workshop behind. There is a large secure lawned garden which is walled making the garden feel very private, beyond the rear gardens are the playing fields. To the front there is a stunning private patio area with glass balustrade overlooking the gardens. The front gardens are tiered with well maintained lawn. Internal inspection is highly recommended of this amazing property to fully appreciate the deceptive size, outstanding finish and amazing location.



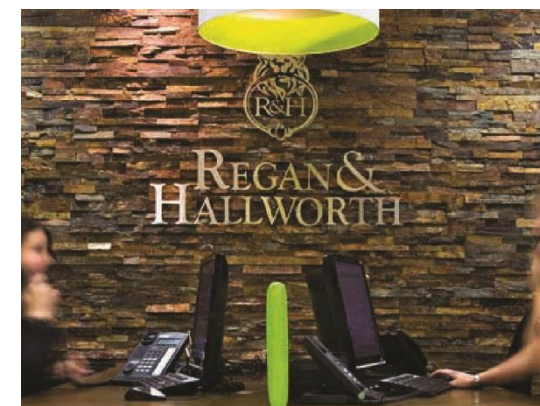




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TOTAL FLOOR AREA : 2018 sq.ft. (187.5 sq.m.) approx.

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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www.reganandhallworth.com