



Rainford Road
Billinge



Miller Metcalfe
PRESTIGE

SINCE 1891

An impressive and unique detached property, which has been extended and modernised by the current vendors, resulting in a spacious and striking family home.

This striking property combines traditional and contemporary styling, with feature beamed ceilings and a sound system which runs throughout the property.

The grounds are entered via electric gates, with the property being fronted by a generous, tiered-level landscaped garden, with hedge privacy borders, outdoor lighting and a tarmac driveway which provides parking for several vehicles.

The property itself is entered via a well-proportioned, bright and welcoming entrance hallway with feature staircase, which provides access to the family lounge, additional reception room, which could be used as a playroom, or large study room, large open-plan 'Clive Christian' breakfast kitchen, utility room, ground floor WC, sun room with bi-folding doors providing external access, laundry room and safe room to the ground floor. To the first floor, there are six generous bedrooms, four of which benefit from en suite facilities, three have walk-in



Entrance Area

The property is entered at the front, via a large door, set within feature windows, making the entrance hallway a bright and welcoming space. The hallway provides an immediate 'wow' factor, with its high ceilings, striking Oak staircase balustrade, inset with feature cracked glass panels and Karndean flooring.

Reception Rooms

This fabulous family home benefits from three generous reception rooms. The lounge is situated at the front of the property, with two windows overlooking the landscaped, tiered level garden and has a focal centre point of an exposed brickwork inglenook style fireplace surround, inset with a log burner fire.

The second reception room is used by the current vendors as a study, but its proportions would also lend it to being a playroom, or formal dining room.

The third reception room is the sun room, which is accessed from the breakfast kitchen. This is a lovely bright room with skylight windows and bi-folding doors to both sides, which provide external access.

Open-Plan Breakfast Kitchen

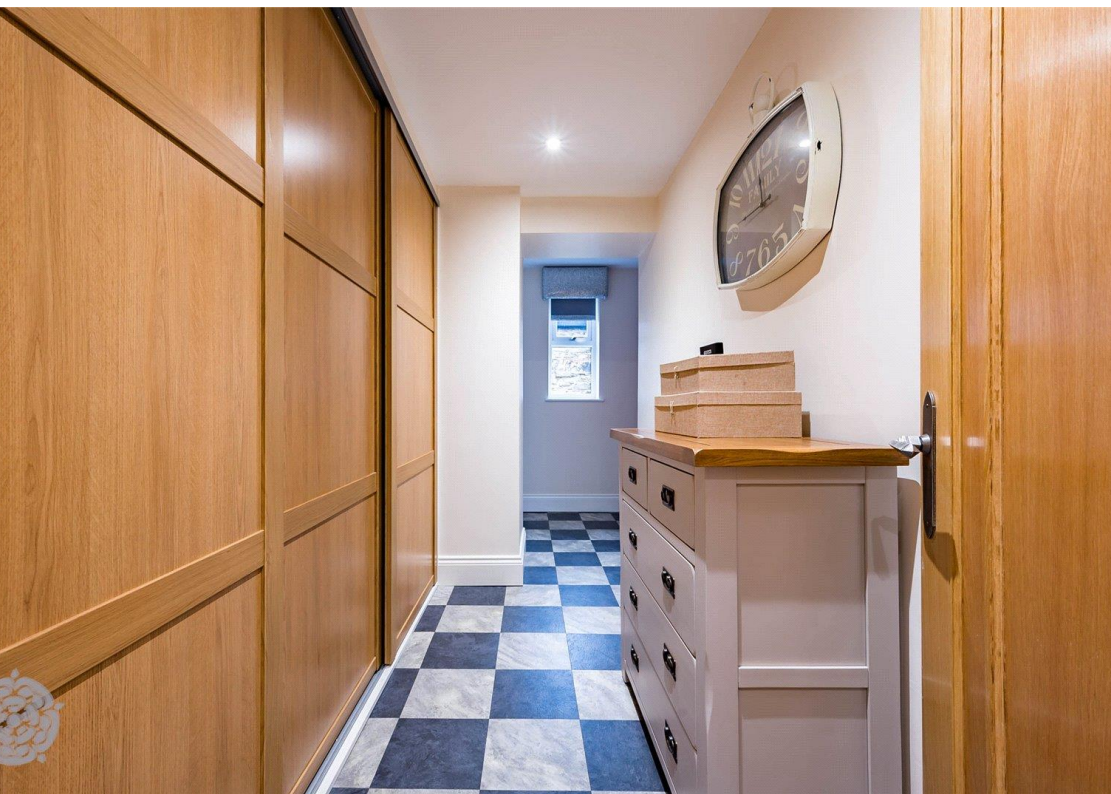
A large, open-plan breakfast kitchen and sitting area. The kitchen is a 'Clive Christian' with a range of wall and base units, a central island and space for appliances.

It is worth noting that the kitchen has not been finished off and has no worktops in place and will remain in its current state when the property is sold. Two sets of bi-fold doors provide external access out onto the patio area at the side, with double glass doors leading into the sun room at the rear and windows to the front and side, ensuring that the room is kept lovely and bright.

Utility, Laundry & Safe Rooms

The property benefits from a utility room, fitted with light grey wall and base units, with worksurfaces to complement, an inset sink,







space for a fridge freezer, washing machine and tumble dryer. This room provides external access to the rear of the property, into the kitchen and WC.

In addition to the utility room, there is a laundry room, with built in storage to one wall and a sink.

A safe room is also accessed from the vestibule.

Bedrooms, Dressing Rooms & Bathrooms

This fabulous family home boasts six generous bedrooms, all of which are located on the first floor.

four of which benefit from en suites. One of the en suites is of contemporary styling, with another themed in gold and bronze, with 'his & hers' sinks and a beamed ceiling, creating a grand and striking room. Another of the en suites has yet to be fitted and will be being sold as is seen. Three of the bedrooms have fitted walk-in wardrobes, with a further one having an unfitted dressing area. In addition to the en suite facilities, the opulently styled family

bathroom is located on the second floor, which comprises of a sunken bath, hand basin, high level flush WC and marble effect tiles.

External Areas & Outbuildings

The property is fronted by an impressive, landscaped, tiered level lawned garden, with hedge privacy border, lighting, electric gates, a tarmac driveway for several vehicles and a single garage.

The side of the property offers an ideal entertaining space, with an undercover paved patio area and an indoor bar structure. To the rear of the property there are single-storey, stone outbuildings, which are ripe for conversion, subject to planning.

Additional Information

*Sound system throughout the property.

*Alarmed and CCTV security, with safe room.

Tenure

Leasehold

Lease Term: 999 years from 12 November 1767

Lease Term Remaining: 744 years

Lease End Date: 12/11/2766

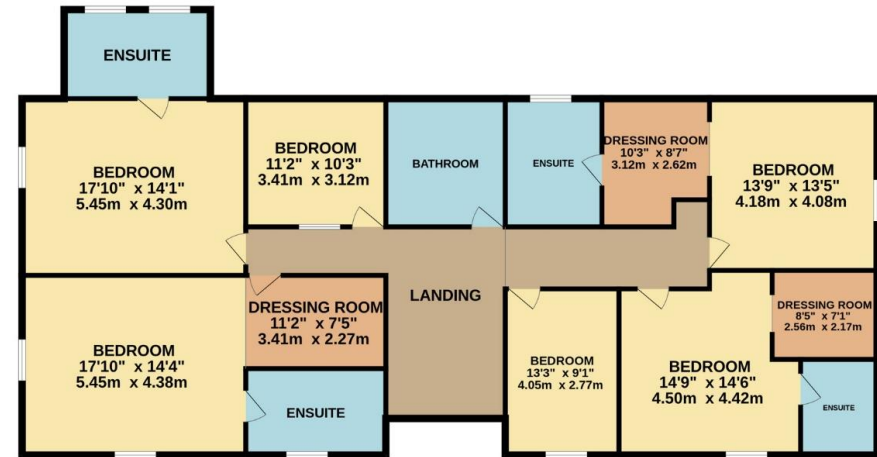
EPC Rating - D



GROUND FLOOR
2510 sq.ft. (233.2 sq.m.) approx.



1ST FLOOR
2002 sq.ft. (186.0 sq.m.) approx.



TOTAL FLOOR AREA : 4511 sq.ft. (419.1 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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