

**FOR SALE**

18, Blackleyhurst Avenue, Billinge , WN5 7NB





## 18, Blackleyhurst Avenue, Billinge , WN5 7NB

*Exceptional detached family home located at the head of a quiet cul-de-sac in Billinge.*



- Exceptional detached family home
- Great sized reception rooms
- Fitted kitchen and utility room
- Three good sized bedrooms
- Modern fitted family bathroom with shower
- Large gardens / driveway / garage
- NO ONWARD CHAIN
- 1172 SQ. FT.

This is a rare and exciting opportunity to purchase a stunning, detached family home located along a quiet cul-de-sac in the village of Billinge. Blackleyhurst Avenue is surrounded by some breath-taking countryside yet still boasts excellent access to a range of local amenities, schools, public transport links and several major motorway networks. This outstanding property also has the bonus of now being sold with NO ONWARD CHAIN. Internally the versatile accommodation is set over two floors and briefly comprises entrance hallway, large reception room / extra bedroom, spacious formal lounge / sitting room located to the front with an open plan dining area to the rear with double doors leading off out to the gardens. There is a fitted kitchen to one side of the property and then a utility room to the other side backing onto the integral garage. Up on the first floor the centrally located landing area opens to give access to a large master double bedroom located to the front, second double bedroom located to the rear, third large single bedroom and then a modern fitted family bathroom with wc, sink unit and large walk-in shower. Externally the property offers a large private driveway and a good-sized integral garage with electric doors. To the rear there is a private and enclosed landscaped garden area. Internal inspection is highly recommended to truly appreciate the deceptive size and the outstanding location of this excellent family home.

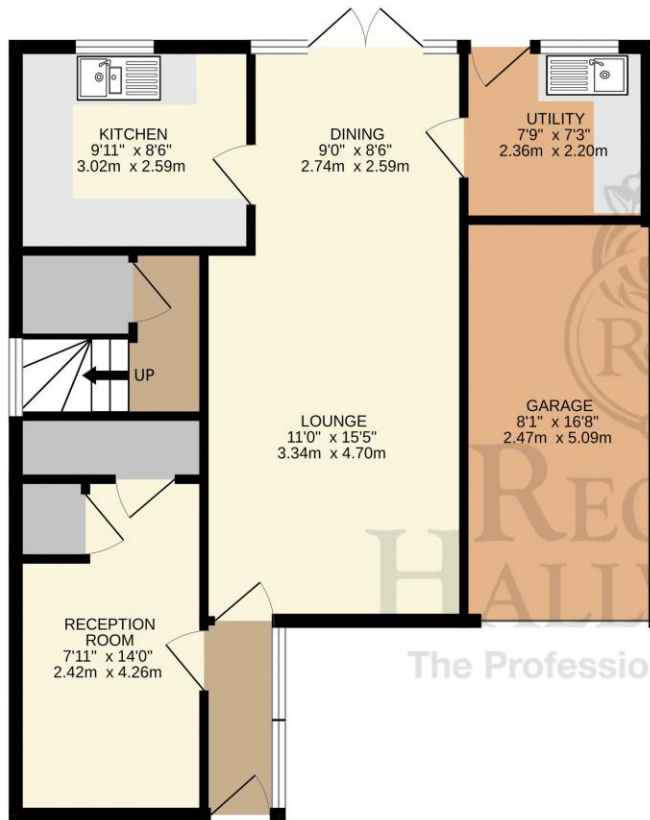




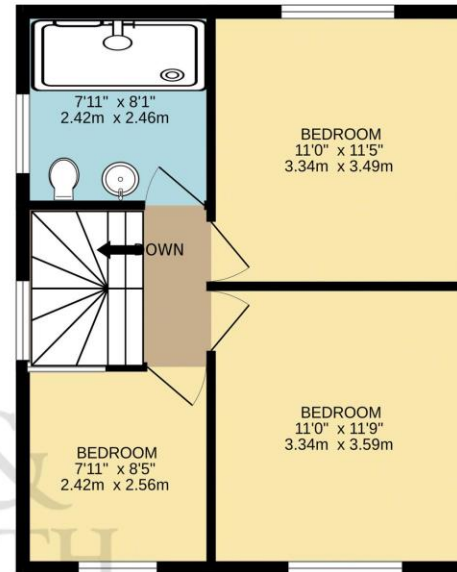




**GROUND FLOOR**  
733 sq.ft. (68.1 sq.m.) approx.

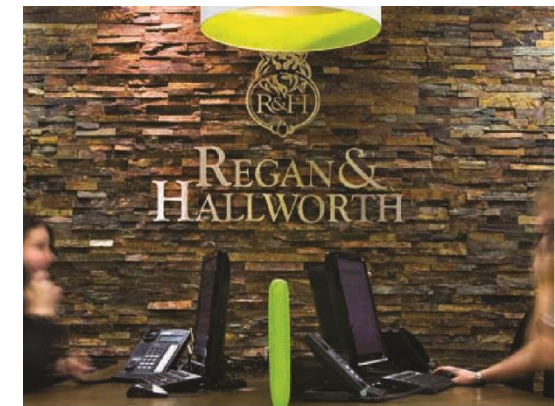


**1ST FLOOR**  
439 sq.ft. (40.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1172 sq.ft. (108.9 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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**WIGAN OFFICE**  
4-6 Library Street, Wigan  
Lancashire WN1 1NN  
01942 205555  
wigan@reganandhallworth.com

**STANDISH OFFICE**  
8 High Street, Standish  
Wigan WN6 0HL  
01257 473727  
standish@reganandhallworth.com

**PARBOLD OFFICE**  
5-7 Station Road, Parbold Village  
Lancashire WN8 7NU  
01257 464644  
parbold@reganandhallworth.com



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