

**FOR SALE**

13, Coultshhead Avenue, Billinge, WN5 7HS

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996





## 13, Coultshhead Avenue, Billinge, WN5 7HS

*Superb semi-detached home boasting stunning views to the front & the rear.*



- Superb semi-detached family home
- Peaceful little cul-de-sac setting
- Stunning open aspect views
- Available chain free
- 3 bedrooms / 2 reception rooms
- Wonderful position on close
- Sunny, south facing plot
- 1210 SQFT

Tucked in the corner the highly prized Coultshhead Avenue & comfortably boasting one of the location's best positions, enjoying quite stunning, far reaching views across farmed countryside to both the front & the rear - this spacious 3 bed semi-detached home is also available on the open market with the added benefit of no upward chain. Coultshhead Avenue itself is located just off Main Street in Billinge & has always proved very popular with buyers - this particular home is in excellent condition throughout & has benefitted from an extended layout upstairs, resulting in 3 double bedrooms. The property in brief comprises; a main hallway, lounge with feature fireplace, rear dining room, rear conservatory with pleasant aspect of the garden, a fitted kitchen (which could easily be knocked through to create a more open plan design) and a ground floor principal bathroom suite. Upstairs there are three double beds with a shower room & wc just off the landing. Externally the rear garden is well stocked, mature and south facing. The home takes in superb open views to the front and rear elevations, plus there is a driveway which gives access to a detached brick garage at the rear. Viewings are essential to appreciate the setting & location. No chain delay.







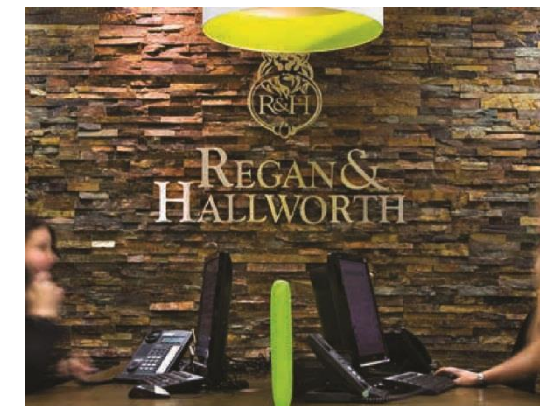


TOTAL FLOOR AREA : 1210 sq.ft. (112.4 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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