

**FOR SALE**

9, Greenfield View, Billinge, WN5 7UE

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

ESTD  
1996





## 9 , Greenfield View, Billinge, WN5 7UE

*Competitively priced detached family home offered to the market with no chain delay.*



- Detached family home
- Superb value for money
- Private rear garden
- Available chain free
- 4 bedrooms / 2 reception rooms
- Highly prized residential location
- Sunny, south facing aspect
- 1302 SQFT

Fully available with the added incentive of no chain delay & boasting considerable value for money for today's busy market - this impressive detached family home totals a generous 1302 square feet of living space that would be perfect for a growing family seeking a modern style detached property at a competitive asking price.

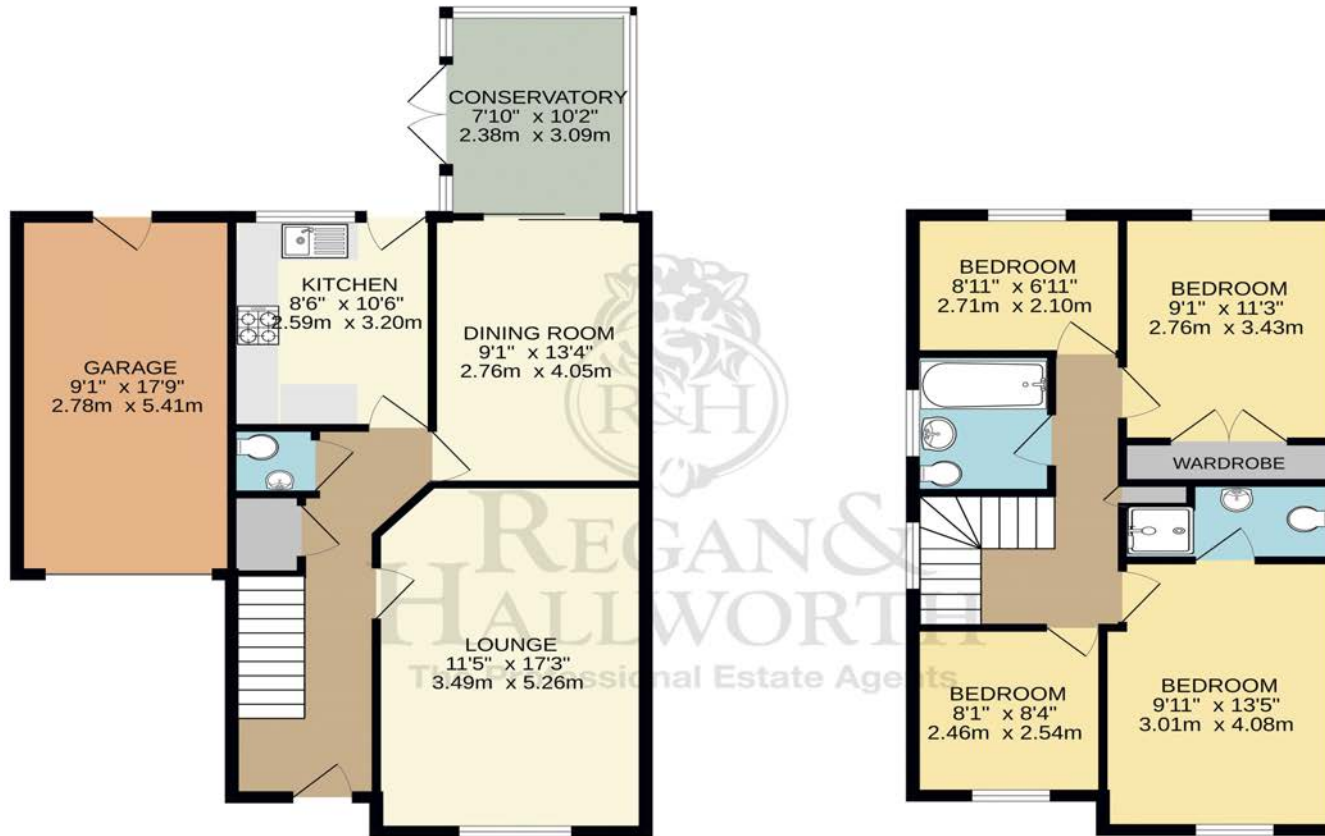
Enviably located on the hugely sought after Greenfield View, a quiet & established setting positioned just off Carr Mill Road in Billinge & within easy reach of numerous shops, amenities, excellent schools & various transport links. Internally, the home is set across two floors, benefitting from fresh redecoration throughout & in brief comprises; a hallway with wc / cloaks, a large main front lounge with feature fireplace, rear dining room & a fitted kitchen, plus there is a rear conservatory overlooking the garden. Upstairs, there are four bedrooms, with the master boasting an en-suite plus there is a modern principal bathroom.

Externally, there are gardens to both the front & the rear. The rear garden enjoys a sunny, south facing aspect & has flagged patio area plus a lawn. To the front is a driveway providing ample off road parking that leads through to an attached garage. Early viewings are highly recommended. No chain delay.







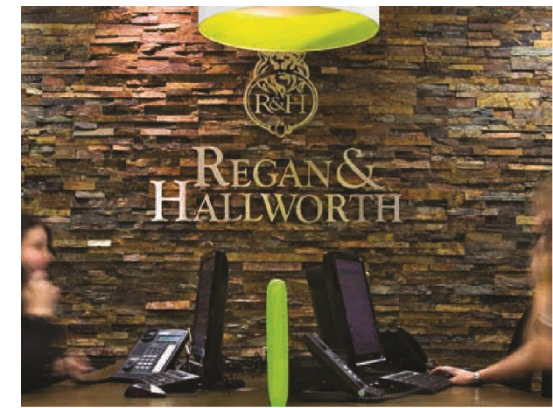


TOTAL FLOOR AREA : 1302 sq.ft. (121.0 sq.m.) approx.

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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