

FOR SALE

37, Hillside Close, Billinge , WN5 7PJ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



37, Hillside Close, Billinge , WN5 7PJ

Outstanding three bed semi-detached family home located along a popular road in Billinge



- Outstanding semi-detached family home
- Modern fitted kitchen
- Family bathroom
- Close to schools and transport links
- Spacious and versatile reception rooms
- Three great sized bedrooms
- Gardens / driveway / Double garage
- 1346 SQ. FT.

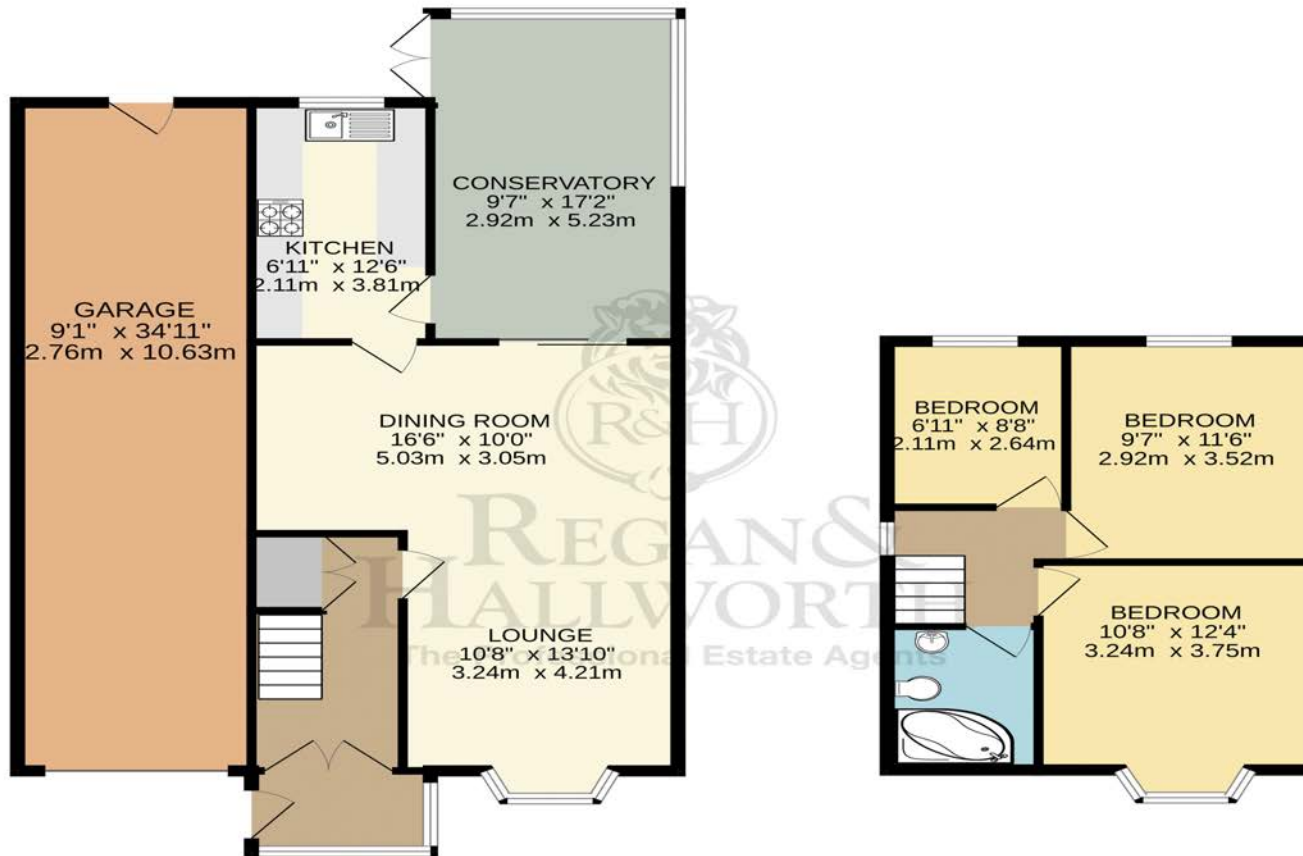
Located along a quiet and popular street in Billinge is this exceptionally well presented and extended three bed semi-detached family home. Hillside Close boasts spacious and versatile accommodation set over two floors along with well-maintained gardens, driveway and a double garage.

The property is located close to a range of local amenities, outstanding schools for all ages, country walks, public transport links and is just a short drive to several major motorway networks. Hillside Close boasts just over 1300 square feet of accommodation set over two floors which in brief comprise of an entrance porch, inner hallway with store cupboard, large formal lounge / sitting room located to the front of the property with an open planed formal dining room to the rear. There are doors which lead into a beautiful orangery with doors leading out onto the gardens and then a modern fitted kitchen boasting a range of wall, base and drawer units. To the first floor there are two large bedrooms with fitted wardrobes, a third good sized single bedroom and then a modern fitted family bathroom with shower over bath.

Externally the property has a walled front garden area with large driveway giving access to an integral double garage. To the rear there is a private and secure garden with patio area and well-maintained lawn. Internal inspection is highly recommended to truly appreciate the deceptive size, outstanding finish and superb location.







TOTAL FLOOR AREA : 1346 sq.ft. (125.0 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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