

**FOR SALE**

52, Avon Road, Billinge , WN5 7QU

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

ESTD  
1996





## 52, Avon Road, Billinge , WN5 7QU

*A superb example of an extended detached home offering 1251 SQFT of living space.*



- Superb detached family home
- Significantly extended
- Newly installed boiler
- Beautiful overall plot
- 3 bedrooms / 3 reception rooms
- Impeccably presented throughout
- Highly prized setting
- 1251 SQFT

Immaculately presented throughout & benefiting from various upgrades and enhancements - this beautiful, detached family home is located on one of Billinge's most coveted settings & early inspection is essential. Avon Road itself is a lovely, quiet little setting that rests conveniently close to the area's shops, amenities plus highly acclaimed schools. Set back from the road & enjoying considerable frontage, the property has been significantly extended and remodelled from its original design, benefiting from a large two extension to the side, plus a rear extension too. The home internally is presented in a light, contemporary colour scheme & would be perfect for any young families seeking a turn-key property they can simply move straight into. The property boasts newly laid carpets & luxury vinyl tiles in parts, fresh decoration & in brief comprises; an entrance hallway, pretty front lounge with feature fireplace, a spacious rear diner which is much larger than average courtesy of a rear extension & flows into a smart fitted kitchen which boasts a range of quality NEFF integrated appliances. Upstairs, the home provides three immaculate & spacious bedrooms with fitted units to the particularly impressive master bed, plus there is a smart, fully tiled principal bathroom. Externally, the home rests on a pleasant overall plot, with a private rear garden that benefits from a large flagged patio area for sitting out. To the front is an extended driveway providing ample off road parking & leading through to an integral garage. All the windows are Upvc & the property boasts a newly installed boiler just 18 months ago. Early viewings are highly recommended to appreciate the size of home on offer.







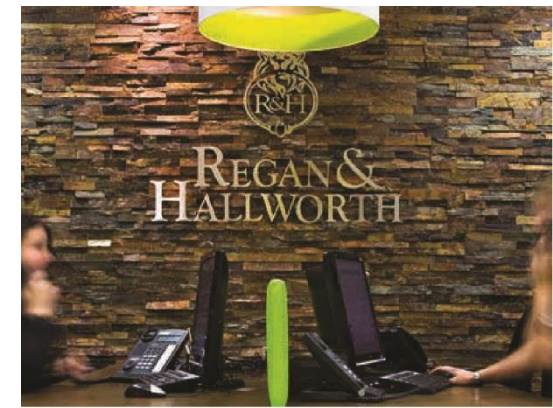


TOTAL FLOOR AREA : 1251 sq.ft. (116.3 sq.m.) approx.

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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