

**FOR SALE**

18, Higher End Close, Billinge, WN5 7EE

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

ESTD  
1996





## 18, Higher End Close, Billinge, WN5 7EE

*Contemporary three bedroom semi-detached house in prime semi-rural location*

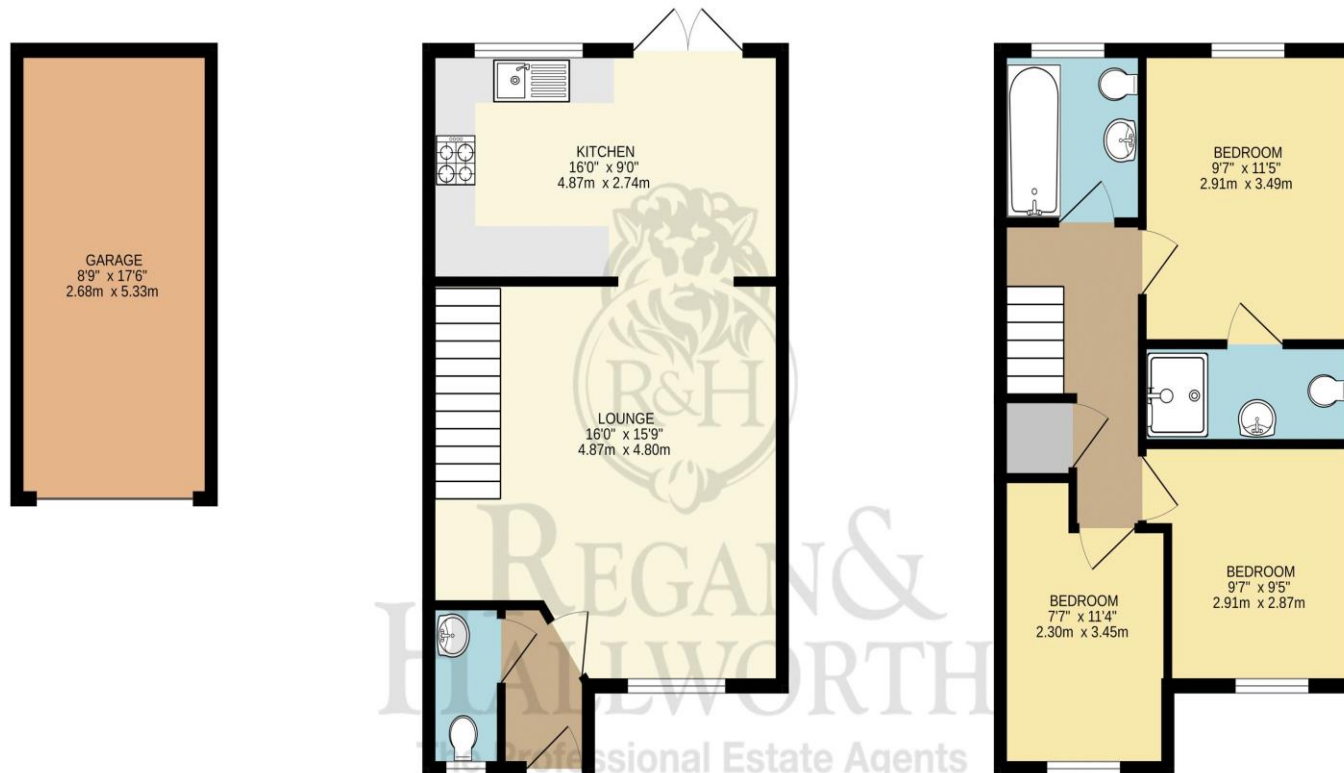


- Immaculately presented 3 bed home
- Driveway and detached garage
- Modern bathroom & ensuite
- Landscaped rear garden
- Chain Free & Fully furnished home
- Sleek and stylish kitchen diner
- Ground floor WC
- 992 SQ.FT.

Built in 2018 by the award winning builders Morris Homes this exceptional semi-detached home is situated at the head of Higher End Close in Billinge & totals a generous 992 SQFT of living space showcasing an impeccable level of finish and presentation that simply must be viewed to be fully appreciated. One of only a small number of this particular style were built on this little-known, exclusive development and provides a detached garage, well planned, open design & high quality fixtures throughout. Please note that this property is offered for sale with NO CHAIN DELAY with an opportunity to purchase with furniture included meaning it is perfect for any buyers looking for a home that they can move straight into. The ground floor in brief comprises a entrance hallway & wc / cloaks, a spacious front lounge with media wall and feature fireplace that adds some character and convenience plus a sleek, high spec fitted kitchen which boasts a range of integrated Neff appliances, Shaker style units & quality floorings, plus a dining area with French Doors that open out onto the garden. Upstairs there are three well proportioned bedrooms, with the master bedroom boasting an en-suite, plus there is a stylish principal bathroom suite. Externally, the home has gardens to both the front and rear, plus there is a driveway and garage for ample off road parking / storage. The rear garden enjoys a sunny south-easterly aspect and has been landscaped too, comprising an attractive patio area and a low maintenance synthetic lawn. The location offers the perfect balance between rural living and modern convenience. The home rests within easy reach of the village's various shops, amenities pubs and excellent schools. The picturesque Orrell Water Park is a short walk away, as are numerous pretty trails & rolling countryside.







TOTAL FLOOR AREA : 992 sq.ft. (92.2 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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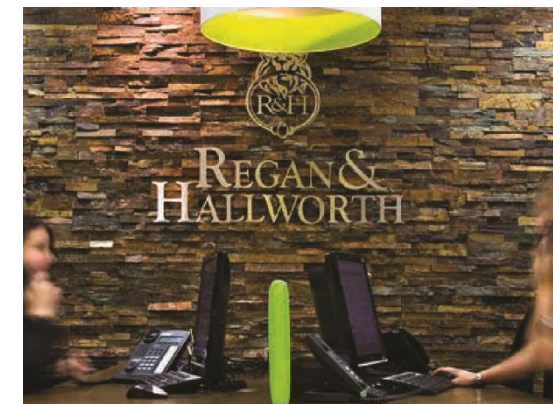
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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