

FOR SALE

6, Ross Close, Billinge, WN5 7NP

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996





## 6, Ross Close, Billinge, WN5 7NP

*Extended & newly renovated three bed family home.*

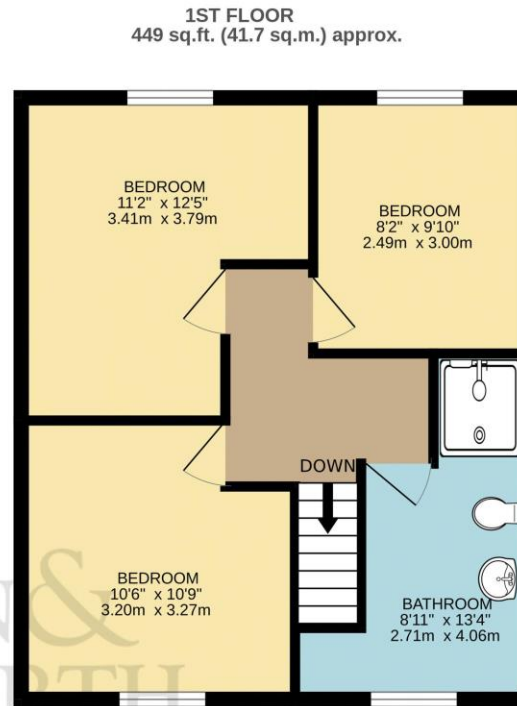
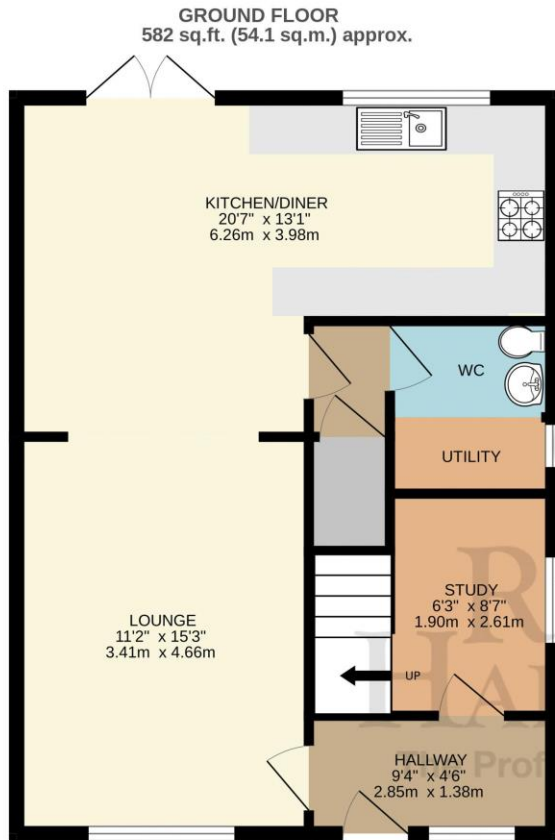


- Extended & newly renovated
- Brand new kitchen & bathroom
- South facing to rear
- Tranquil village setting
- Three bedrooms & Study
- Generous gardens not overlooked
- Ground floor WC & utility
- 1031 SQ.FT.

Extended, remodelled and newly benefiting from a full scheme of renovation early viewings are invited and highly recommended on this three bedroom semi-detached dormer bungalow tucked away in a lovely quiet close with generous south facing gardens. Enviably situated right in the heart of Billinge within a quiet close that enjoys pleasant green aspects to front this property enjoys a wealth of local amenities and eateries close by. These include excellent transport links via train lines, bus routes, and motorways, as well as highly regarded schools such as Billinge St. Aidans C of E Primary School and Upholland High School. Picturesque countryside trails add to the appeal of this location. Upon entering, you are greeted by a bright and airy entrance hallway leading to a study room/office. The spacious and attractive lounge features a built-in media wall with a TV and a feature fireplace. Adjacent to the lounge is the modern kitchen/diner, equipped with beautiful wall and base units and integrated appliances. French doors from the dining area open onto the private rear garden. Additionally, there is a separate utility room located off the kitchen. Upstairs, there are three good-sized bedrooms, two of which have been tastefully fitted with new carpets, while the third has laminate flooring. The contemporary white bathroom suite is luxurious, featuring a fitted washbasin and vanity unit, as well as a fully tiled separate shower. Externally, the rear of the property offers a lawn and decking area, ideal for entertaining. There is also a detached summer house with windows and fenced boundaries. The front of the property includes a large driveway, a lawn, and side gates leading to the private rear garden.

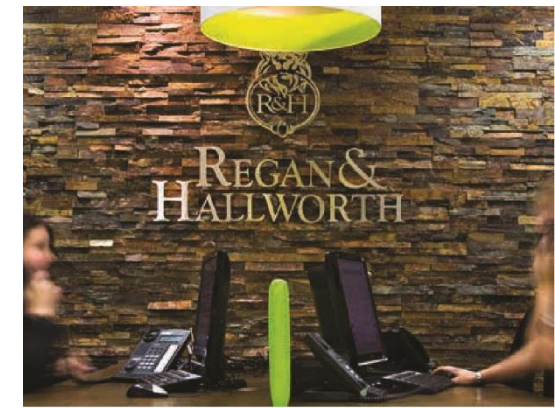






**TOTAL FLOOR AREA : 1031 sq.ft. (95.8 sq.m.) approx.**

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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