

FOR SALE

2, Greenslate Court, Billinge, WN5 7BH





## 2, Greenslate Court, Billinge, WN5 7BH

*Stunning, fully renovated semi-detached cottage tucked away in a secluded little setting.*



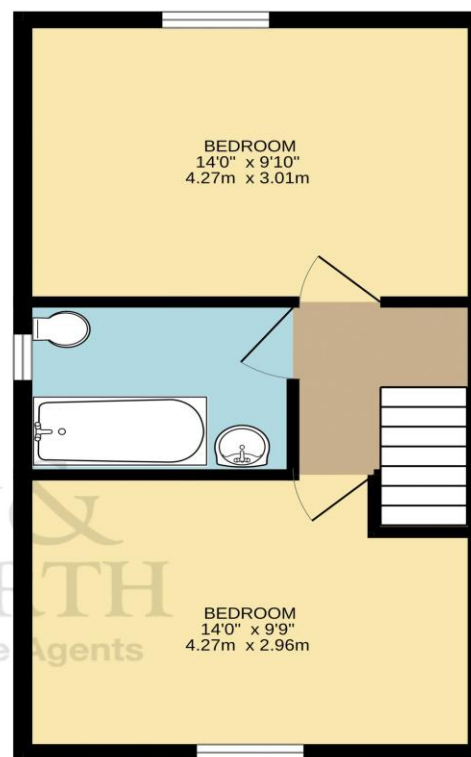
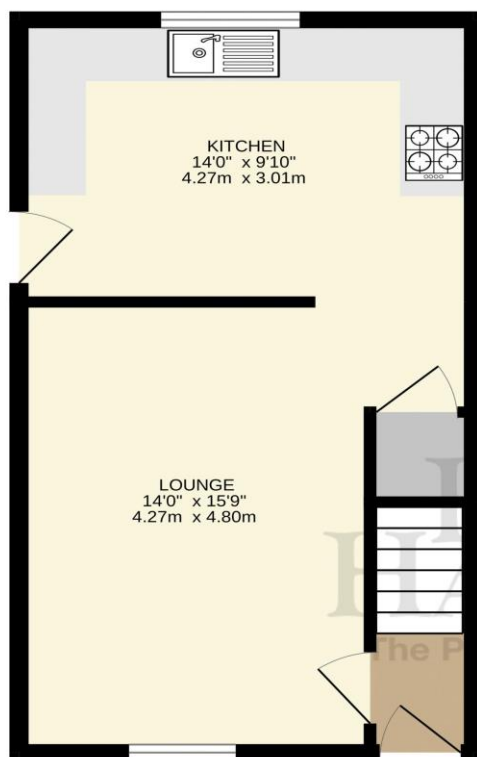
- Stunning semi-detached cottage
- Stylish kitchen and bathroom
- Beautifully landscaped plot
- Peaceful tucked-away setting
- 2 generous double bedrooms
- Fully renovated throughout
- Off road parking to front
- 718 SQFT

Offering stunning internal presentation throughout & ideal for any first time buyers seeking a turn-key home they can simply move straight into - this charming semi-detached cottage boasts a peaceful tucked-away position on Greenslate Court - a pretty, secluded setting in Orrell, located just off Greenslate Road which rests alongside the scenic Orrell Water Park. This spot often proves very popular with buyers because of its balance of privacy & seclusion whilst conveniently being within touching distance of the village's shops, amenities & only a stone's throw to the train station. Internally, the home was completely renovated throughout around 4 years ago, undergoing extensive works & now boasts a quality of finish that means buyers can simply move in and start unpacking. Our clients added an entire new heating system, rewired the property & then replastered everywhere. All the floors, doors, skirting boards & architraves were changed & all the windows replaced too. A stylish new fitted kitchen & remodelled layout has much improved the design plus the outside was landscaped to the front & rear. In brief, this exceptional property provides; an entrance hallway, a large front lounge with feature log burner & pretty fireplace, a superb fitted kitchen diner which is finished with a range of integrated appliances. Upstairs, the home offers two generous double bedrooms, plus a stylish principal bathroom. Externally the rear garden is also a good size with our clients creating a low maintenance outdoor area that comprises quality Indian Stone paving & a synthetic lawn, whilst to the front is a new driveway for off road parking. Early viewings are highly recommended on this immaculate cottage.









TOTAL FLOOR AREA : 718 sq.ft. (66.7 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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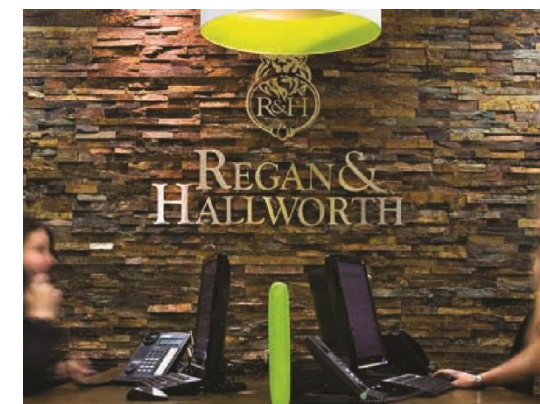
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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