

FOR SALE

6, Green Lane, Billinge, WN5 7DD

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

 ESTD
1996



6, Green Lane, Billinge, WN5 7DD

Beautiful stone cottage with additional rear garden, large driveway & no chain delay.

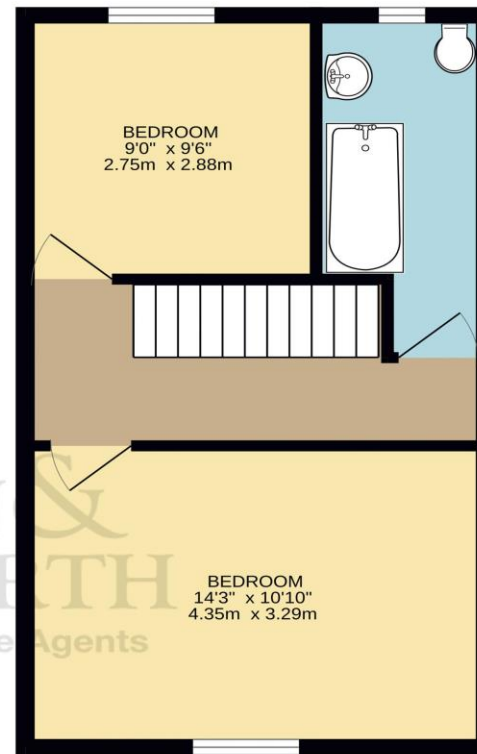
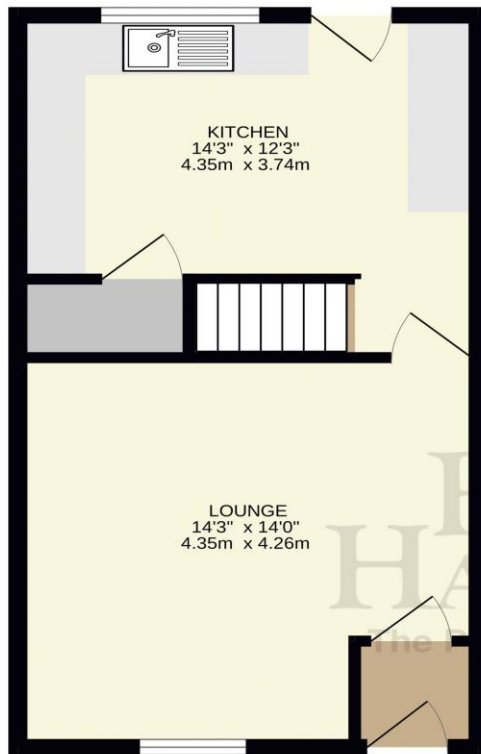


- Beautiful stone cottage
- Highly coveted semi-rural setting
- Spacious driveway to the side
- Available chain free
- 2 bedrooms / 1 reception room
- Large additional garden to the rear
- Perfect starter home
- 749 SQFT

Enviably tucked away down a quiet country lane in the highly sought after area of Billinge, this well appointed and unique stone cottage is offered to the market with the added benefit of no chain delay & early inspection is essential. Boasting the very unusual feature of an additional garden at the rear, plus a large driveway to the side, this home offers something most similarly priced cottages don't. Internally the home is set across two floors & in brief comprises; a lovely front lounge, modern rear kitchen diner, two bedrooms upstairs plus a principal bathroom suite. Externally, the additional plots here are what sets the property apart from the competition. To the rear is the normal courtyard-style garden plus there is an additional garden beyond that which is mature, private and beautifully maintained. The rear also enjoys a sunny, south facing aspect & therefore sun all day. At the end of the row of cottages, Number 6 also owns a large driveway which could accommodate 2 / 3 vehicles off the road. It is more than large enough for a garage to be built too. With parking being so precious on these little country lanes, this is key selling feature. The cottage is warmed by gas central heating & the windows are all low maintenance Upvc. Locally, Green Lane is a lovely semi-rural street comprising lots of pretty stone properties & rests close to various walks, trails, the picturesque Orrell Water Park plus transport links and numerous amenities. Early viewings are highly recommended on this wonderful stone property. No chain delay.







TOTAL FLOOR AREA : 749 sq.ft. (69.6 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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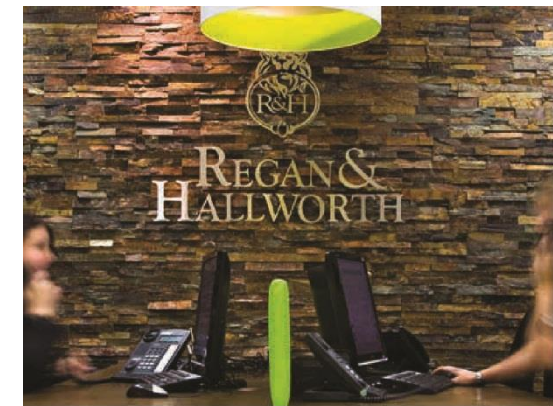
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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