

FOR SALE

17, Downham Walk, Billinge, WN5 7ER

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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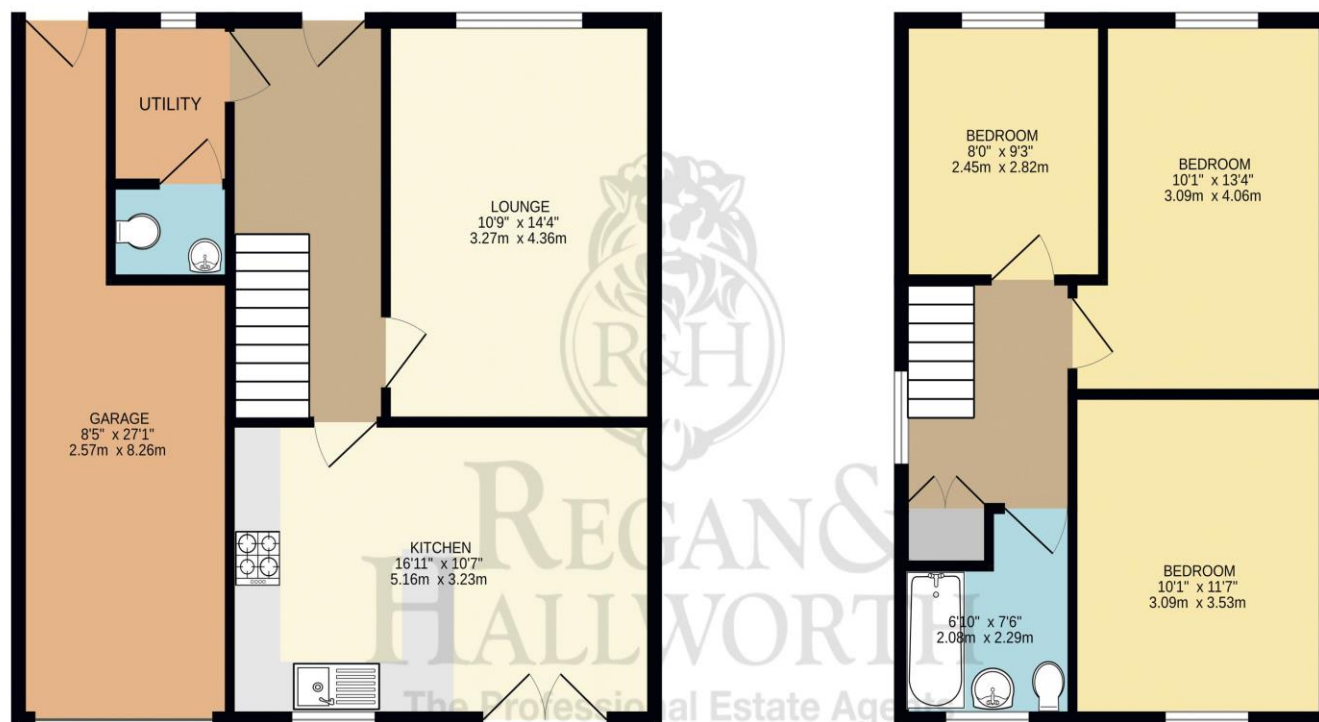
Fantastic 3 bed family home in lovely semi-rural location.



- Extended 3 bed family home
- Rural views to front
- Generous gardens
- Utility & ground floor WC
- Recently modernised
- Superb kitchen diner
- Driveway & garage with electric door
- 1054 SQ.FT. / Freehold

This impressive semi-detached house is set in a lovely semi-rural location with views of farmland at the front and easy access to woodland walks. Modernised and extended to include a newly added garage, utility room, and ground floor WC, it offers spacious accommodation perfect for a growing family seeking a turn-key home. The house has seen significant improvements, including new windows and doors, rewiring, a redesigned layout creating a larger open-plan kitchen diner, a modern gas central heating system with a combination boiler, fresh decoration, and new flooring throughout. Featuring a welcoming reception hallway and a convenient cloakroom/WC, it continues into a large breakfast kitchen with contemporary matte units and fitted appliances, with access to the rear garden. The front living room offers exceptional views over Billinge farmland. The first floor comprises three bedrooms and a modern family bathroom. Externally, the property boasts attractive gardens to the rear, with a high degree of privacy, a lawned area, paved driveway, and garage access. Early viewing is strongly advised to appreciate all this exceptional home offers. Situated in a unique position in the heart of Billinge, Downham Walk enjoys woodland aspects with no passing traffic at the front, while vehicle access is available off Cobb Moor Road, leading to a cul-de-sac and a private driveway with off-road parking and a larger-than-average garage with an electronic door and recently cleaned and treated roof. The location provides easy access to many amenities, including local shops, a deli, coffee shops, trendy bars, and country pubs. It is also within the catchment area of highly regarded schools. For commuters, there is a train station within a 20-minute walk, and the East Lancashire bypass and motorway network are just a short drive away.





TOTAL FLOOR AREA : 1054 sq.ft. (97.9 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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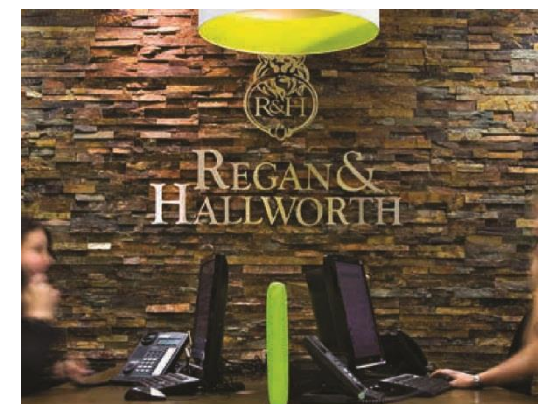
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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