

FOR SALE

29, Park Road, Billinge, WN5 7JS



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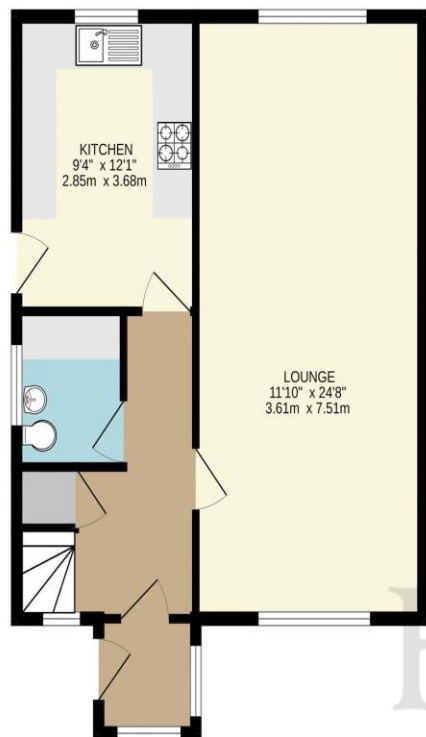
Detached dormer bungalow in fantastic semi-rural location.



Located in the charming hamlet of Longshaw in Billinge, this fantastic two bed detached dormer bungalow sits on a generous sized plot and boasts some truly breath-taking open aspect views and mature gardens to front and rear. This is a fantastic opportunity to purchase a property along one of the best streets in the village and is offered for sale with vacant possession. Park Road offers a spacious entrance hallway giving access to impressive open plan living space comprising a lounge / sitting room located to the front of the property and dining room to rear. A feature of this house is every room boasts large windows that flooding the accommodation with lots of natural light as well as enjoying fantastic views over the gardens and often open countryside beyond. Downstairs off the hallway there is a good-sized utility room and WC plus the kitchen which has been recently updated and features stylish shaker style units and built in appliances. Upstairs there is a large master bedroom located to the rear of the property and another double sized bedroom to the front along with a shower room. Both bedrooms enjoy rather splendid views over the greenbelt countryside. Externally the property has low maintenance and immaculately maintained gardens to the front and rear together with a large driveway which leads to a detached garage with attached washroom/store which could easily be converted into a lovely garden office. Both gardens are not overlooked with far reaching views. The property is in excellent condition throughout but needs some modernisation. Being close to the village centre and all its amenities, transport links and schools makes this a fantastic opportunity to purchase what is a fantastic property.







REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 1222 sq.ft. (113.6 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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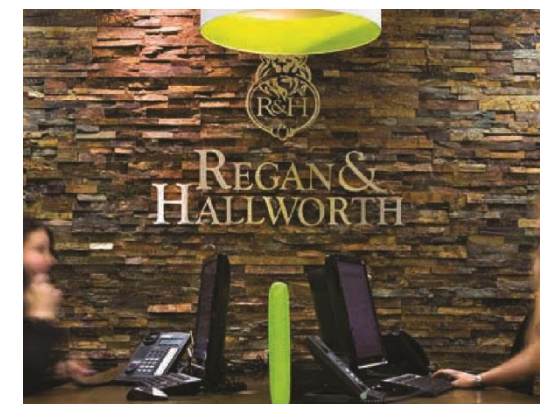
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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