

FOR SALE

2, Longshaw Old Road, Billinge , WN5 7JJ



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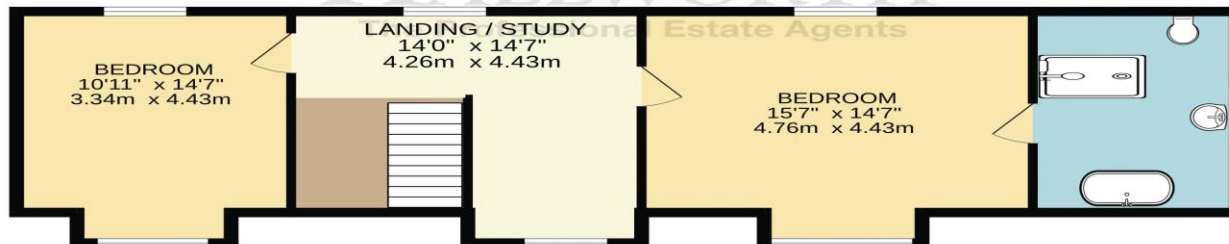
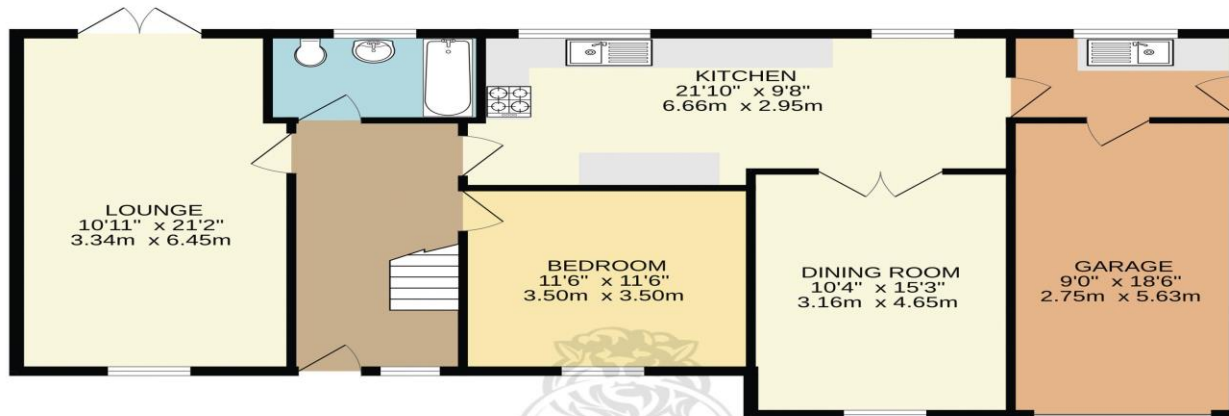
Exceptional three / four bed detached dormer property located in the heart of Billinge.



- Spacious detached dormer style home
- Modern open plan kitchen / dining room
- Three / four large double bedrooms
- Close to schools and amenities
- Excellent sized & versatile reception rooms
- Two modern fitted family bathrooms
- Landscaped gardens / driveway / garage
- 1735 SQ. FT.

This is an excellent opportunity to purchase a truly stunning, detached dormer style property located in the semi-rural village of Billinge. Longshaw Old Road has been finished to an exceptionally high standard throughout boasting spacious and versatile accommodation set over two floors. This amazing family home also has the added bonus of Solar panels which generate an income averaging £726 p.a. over the past 3 years for the current vendors. The property is located close to a range of amenities, outstanding schools for all ages, great country walks from the doorstep, public transport links and is just a short drive to several major motorway networks. Internally Longshaw Old Road has just over 1700 square feet of versatile accommodation which in brief comprises of entrance hallway, large formal lounge / sitting room with patio doors leading out onto the gardens, large double bedroom and then modern fitted family bathroom with underfloor heating, shower over bath. To the rear of the property is an open planned kitchen / dining room with under floor heating and the kitchen offering a range of modern wall, base and drawer units along with space for a table and access into a utility room then the integral garage. Off the kitchen / dining room is another large room which is currently being used as a dining room but could easily be the fourth bedroom. Up on the first floor there is a large landing / study area and two large bedrooms with the master bed benefitting from a modern en-suite with underfloor heating, w.c, sink, shower unit and freestanding bath. Externally the property has a walled well maintained and landscaped garden with large driveway leading to an integral larger than the standard sized garage. To the rear there is a good sized and enclosed garden which again has been fantastically landscaped with water feature. Internal inspection is highly recommended to truly appreciate the deceptive size, it's amazing finish and superb location of this great family home.





TOTAL FLOOR AREA : 1735 sq.ft. (161.2 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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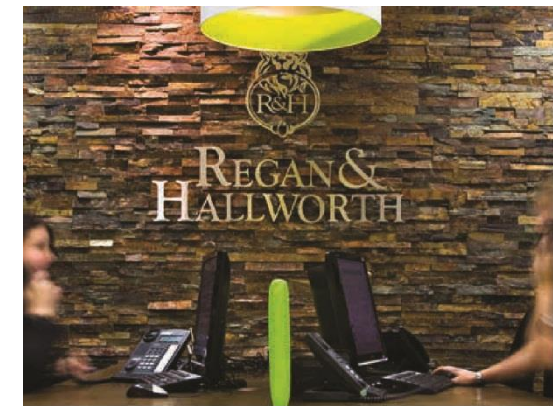
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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