

FOR SALE

9, Clifton Road, Billinge, WN5 7TP

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Luxury, fully renovated family home finished to the highest of specifications throughout.

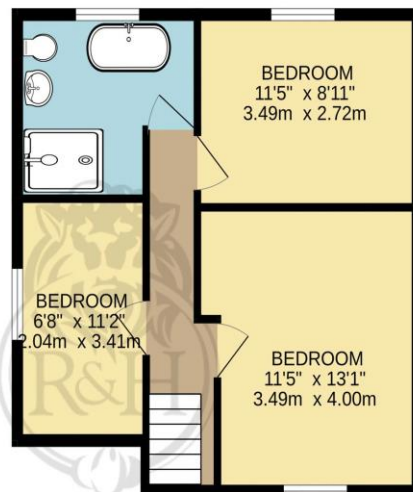
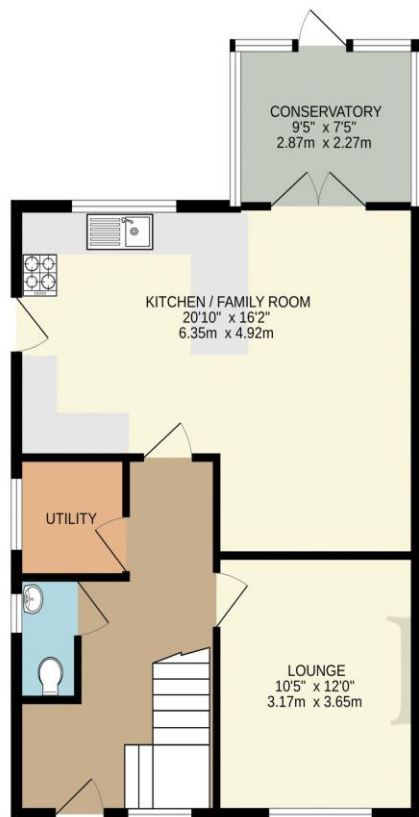


- Exceptional renovated home
- Superior remodelled layout
- Sleek, high spec bathroom
- Available chain free
- 3 bedrooms / 2 reception rooms
- Luxury fitted kitchen diner
- Sunny south facing garden
- 1269 SQFT

Immaculately presented throughout & benefiting from a full scheme of high quality renovation - this stylish & generously sized semi-detached family home is located on one of Billinge's most coveted streets & early inspection is essential. Totalling an impressive 1269 square feet of living space, the property is presented in a light, fresh colour scheme & would be perfect for any first time buyers / young families seeking a turn-key property they can simply move straight into. Bought & knocked back to brick by the current owners, everything here is new, from the re-wire, the all the new pipes, radiators and boiler, fresh plasterwork, new doors & windows, architraves and skirting boards plus the clever remodelling of the layout. Trendy Herringbone flooring & a sleek, high spec kitchen & bathroom elevate the home above standard renovation projects. The result is a finish of genuine quality that in brief comprises; a hallway with wc / cloaks, a useful utility room, large front lounge & then the stunning, open plan fitted kitchen diner which boasts low spot lighting, Belfast sink, sleek quartz worktop plus a breakfast bar & a range of AEG integrated appliances. Beyond the kitchen is a rear conservatory with views of the rear garden. Upstairs, the home provides three good sized bedrooms, plus a luxury 4-piece principal bathroom with is fully tiled and boasts a free standing bath & walk-in shower. Externally, the home rests on a lovely overall plot, with a private rear enclosed garden that enjoys a sunny, south facing aspect. To the side is a larger than average double block paved driveway providing ample off road parking. The front has been freshly rendered, giving the property lots of instant eye-catching kerb appeal plus to the rear is also a detached garage for storage. Furthermore, the property benefits from its own solar panels too. Locally, Clifton Road itself is a lovely, quiet residential setting that rests conveniently close to the area's shops, amenities plus highly acclaimed schools. Early viewings are essential to appreciate the quality of finish. No chain delay.







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TOTAL FLOOR AREA : 1269 sq.ft. (117.9 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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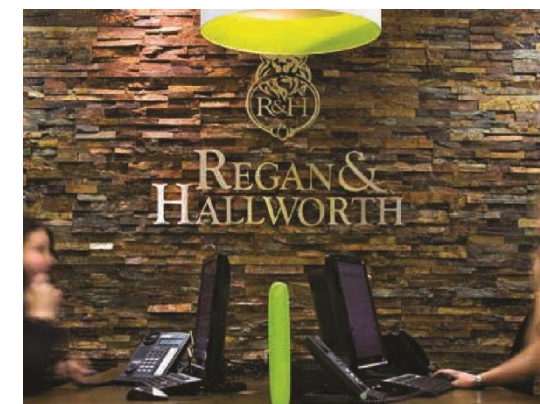
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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