

FOR SALE

28, Wordsworth Avenue, Billinge, WN5 7EP

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



28, Wordsworth Avenue, Billinge, WN5 7EP

Spacious semi-detached true bungalow with substantial corner plot & no chain delay.

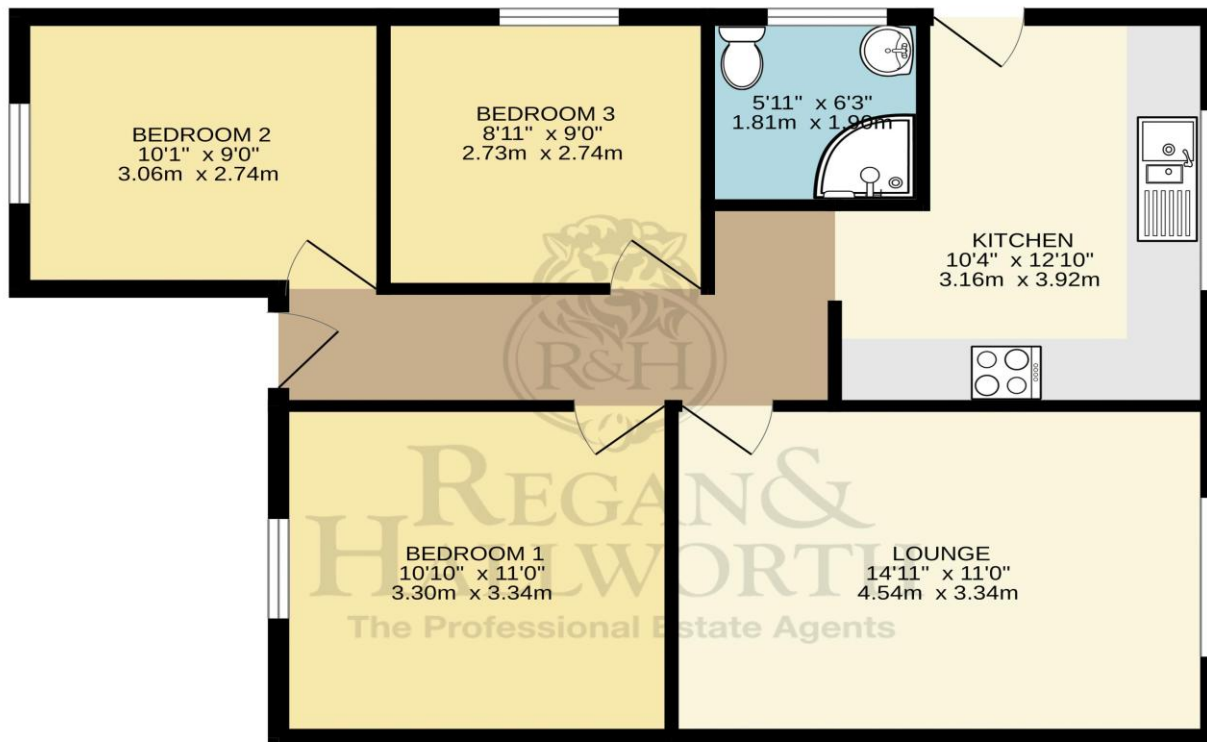


- Spacious semi-detached true bungalow
- Well presented throughout
- Substantial corner plot position
- Available chain free
- 3 bedrooms / 1 reception room
- Highly prized residential area
- Potential to extend
- 677 SQFT

Occupying a prominent & substantial corner plot position and located on the highly prized Wordsworth Avenue, a lovely & established residential area that is hugely popular with buyers - this superb semi-detached true bungalow is also offered to the market with the benefit of no onward chain. Predominately made up of true bungalows, this peaceful setting is conveniently positioned just off Crank Road in Billinge & it is rare for bungalows of this quality to come available on the open market, so early viewings are highly encouraged. The property itself is beautifully finished throughout, benefitting from various upgrades & enhancements over the years including fresh plasterwork, new radiators, new floorings, new oak doors and skirts / architraves plus a brand new roof too - all resulting in a property clients can simply move into and start unpacking. The current owners have also had plans drawn up to convert the loft (please ask for more information). The property in brief comprises; a hallway, a large main lounge, a modern fitted kitchen, contemporary principal shower room and three good sized bedrooms. Externally, the bungalow occupies a lovely & sizeable corner plot. The gardens extend to the front, side & rear, with the rear enjoying a sunny, south-westerly aspect. There is an extensive block-paved driveway which provides considerable off road parking & space for a double detached garage, with the side plot offering room to extend, should clients wish. Ideal then, for any retired clients seeking a property that provides one floor living, we expect lots of interest in this home so viewing is essential. No chain delay.







TOTAL FLOOR AREA : 677 sq.ft. (62.9 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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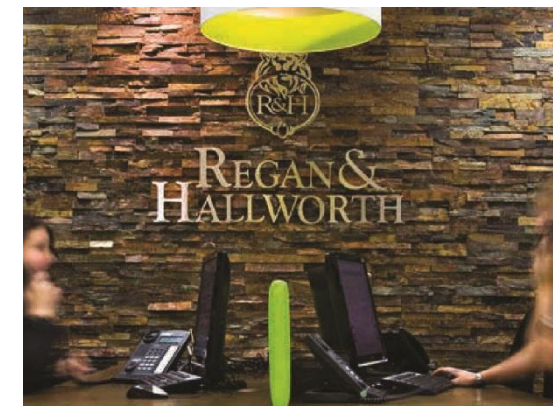
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LR Finance

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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