

FOR SALE

16, Park Road, Billinge, WN5 7JS



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A charming, newly renovated two bed detached cottage.

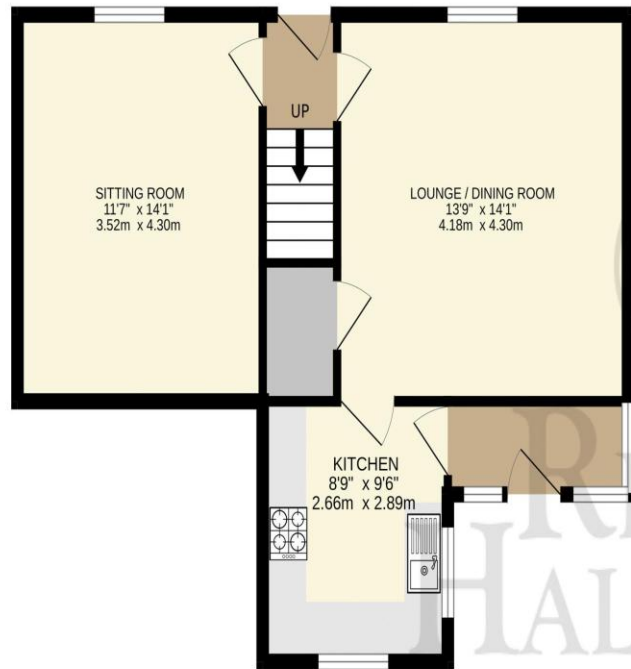


- Pretty stone-built detached cottage
- Two spacious bedrooms
- Two feature fireplaces
- Newly refurbished interior
- Charming semi-rural setting
- Two large reception rooms
- South facing garden & driveway
- 923 SQ.FT. / Freehold

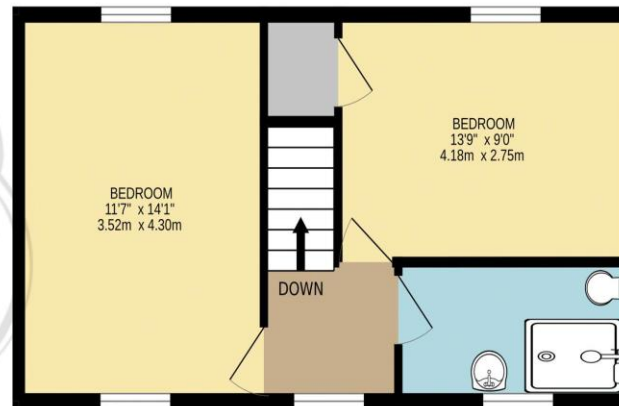
Boasting lots of pretty, eye-catching kerb appeal and brimming with charm, this truly one-of-a-kind detached stone cottage dates back to the mid-1800s and stands out as a unique offering on today's market. Thoughtfully refurbished by the current owners, the home presents a rare opportunity to acquire a character-filled, move-in-ready residence. Perfectly suited to a variety of buyers—from young professionals to those seeking to downsize while maintaining a detached lifestyle—this beautiful property enjoys an enviable position on the sought-after Park Road in Billinge. Set in a quiet and picturesque semi-rural location, it also offers convenient access to local shops, schools, scenic trails and walks, as well as excellent transport links. Internally, the cottage benefits from gas central heating and full double glazing, and is arranged over two floors. All the rooms have been freshly decorated with newly plastered walls and ceilings throughout most the accommodation. The layout includes a welcoming porch, a modern kitchen extension fitted with stylish Shaker-style units, and two generous reception rooms—each with feature fireplaces, including a cosy wood-burning stove and a living flame gas fire. Upstairs, you'll find two well-proportioned double bedrooms and a contemporary shower room. Externally, the property features charming cottage-style gardens, with the rear garden being particularly well stocked and benefitting from a sunny, south-facing aspect that allows for all-day sunshine. To the front, there are two driveways providing ample off-road parking. The vendor also informs us that the property is FREEHOLD.



GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



The Professional Estate Agents

TOTAL FLOOR AREA : 923 sq.ft. (85.8 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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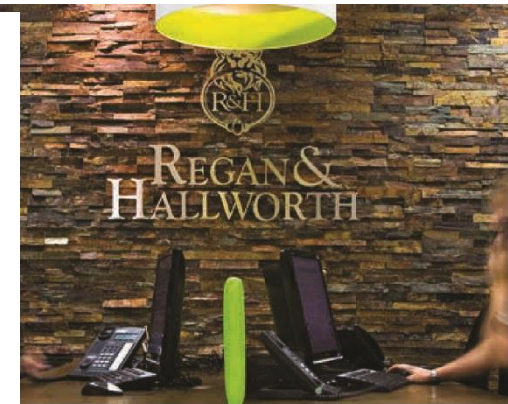
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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