

FOR SALE

6, Garswood Road, Billinge, WN5 7TH

 **REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

 ESTD  
1996





## 6, Garswood Road, Billinge, WN5 7TH

*A unique three-bedroom property with exciting development potential.*

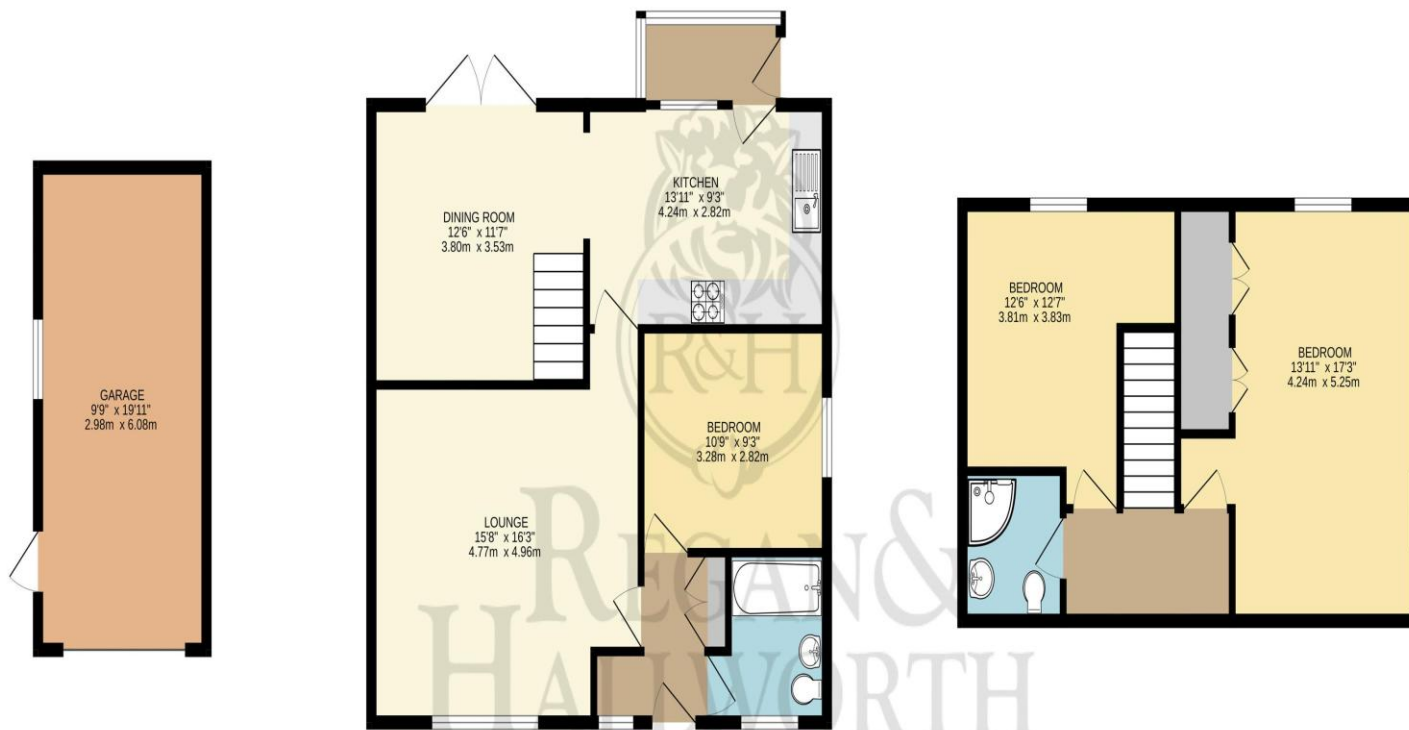


- Deceptively spacious 2 storey home
- Three double bedrooms
- Ample parking & detached garage
- Gas central heating
- Distinctive unique layout
- Two bathrooms (one on each floor)
- Private south facing garden
- 1353 SQ.FT. / No chain

Offering over 1,350 square feet of versatile living space, this unique property is brimming with potential and must be viewed to fully appreciate the scale and opportunity on offer. Early viewing is strongly advised to avoid missing out on this rare find. Situated on the highly sought-after Garswood Road, right in the heart of Billinge Village, this spacious and well-designed home is part of a small, exclusive collection of properties. It provides generous and flexible accommodation over two floors, making it ideal for a range of buyers — from couples seeking a true bungalow with ample space, to families looking for more living and entertaining room than typically offered in a standard three-bedroom home. The layout includes three double bedrooms and a bathroom on each floor, offering excellent versatility for guests, multigenerational living, or working from home. The gardens are a real highlight. To the front is a neatly maintained lawn and a driveway with ample parking that leads to a detached garage. At the rear, a two-tiered, south-facing garden enjoys a high degree of privacy. The upper terrace is perfect for outdoor dining and relaxation, with steps leading down to a well-stocked, lawned garden that is not overlooked. Inside, you're welcomed by a spacious hallway, with a full-size bathroom and a large ground-floor double bedroom. The generous living room features a fireplace and leads into the kitchen and dining room, which enjoys garden views and French doors opening onto the sunny rear terrace. Upstairs are two further double bedrooms and a three-piece shower room. While the interior would benefit from some modernisation, the property's substantial footprint, thoughtful layout, and prime location offer outstanding potential to create a truly exceptional home.







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TOTAL FLOOR AREA : 1353 sq.ft. (125.7 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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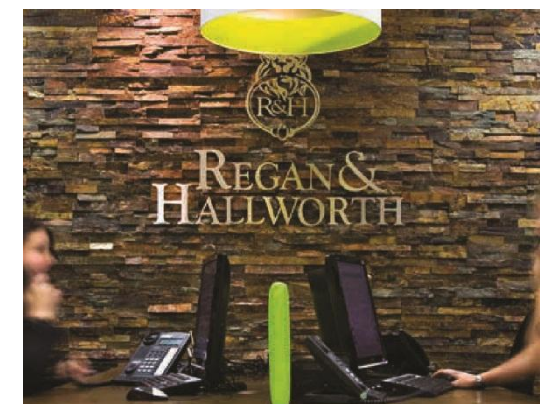
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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