

FOR SALE

79, Hillside Close, Billinge, WN5 7PJ

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

 ESTD
1996



79, Hillside Close, Billinge, WN5 7PJ

Semi-detached family home brimming with potential & available chain free.



- Semi-detached family home
- Extended to the rear
- Brimming with potential
- Available chain free
- 3 bedrooms / 2 reception rooms
- Quiet residential setting
- Lovely overall plot
- 1049 SQFT

Enviabley positioned on a lovely spacious plot & brimming with potential for anyone seeking a home they can purchase and make their own - this extended semi-detached property is located in a very popular residential setting in the highly prized village of Billinge close to some acclaimed schools, transport links & various amenities making early viewings essential. Offered to the market with the added incentive of no chain delay, the home internally benefits from a large single storey rear extension & totals a sizeable 1049 square feet of fantastic living space that is brimming with potential. In brief this impressively sized home provides; an entrance porch & hallway, main front lounge, a rear sitting room plus a fitted kitchen extension (which has the potential to be knocked through to create a superb, open plan living kitchen area should clients wish). Upstairs there are three good sized bedrooms plus a modern principal shower room. Externally the home rests on a lovely overall plot which opens up considerably to the rear with gardens that extend to the front, side and rear. The rear is private, enclosed & well stocked with a pleasant aspect, whilst to the front is a driveway which leads to a detached garage. Early viewings are highly recommended to appreciate the potential the property has to offer. No chain delay.



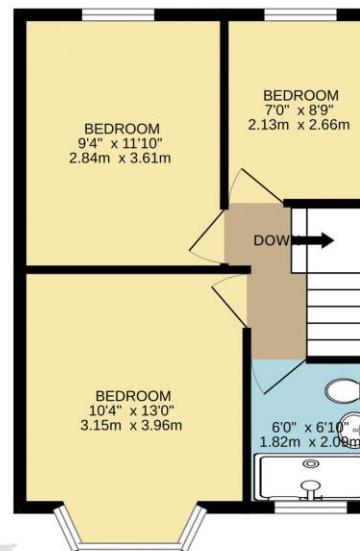
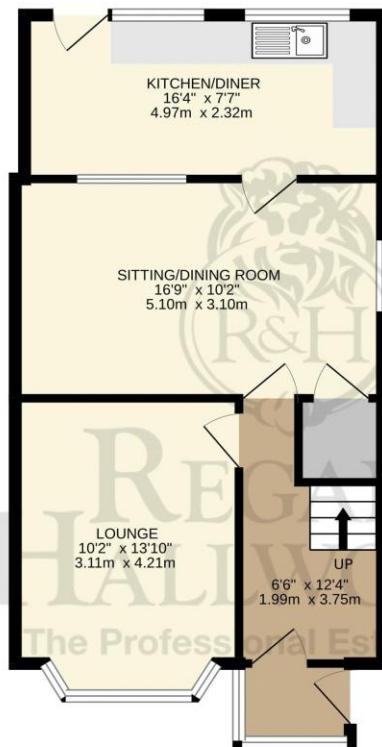
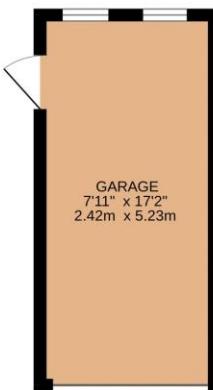


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GARAGE
136 sq.ft. (12.7 sq.m.) approx.

GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.

1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.

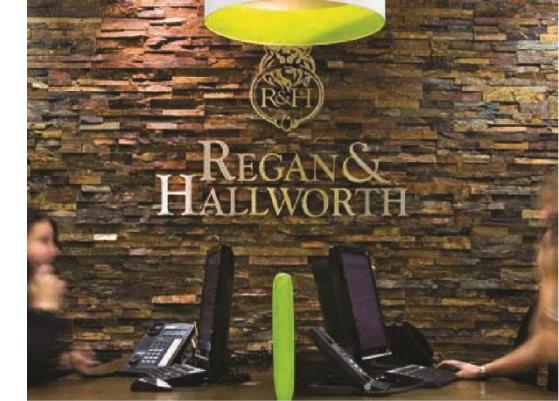


TOTAL FLOOR AREA : 1049 sq.ft. (97.5 sq.m.) approx.

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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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.



WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com