

**FOR SALE**

18, Wordsworth Avenue, Billinge, WN5 7EP

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

ESTD  
1996





## 18, Wordsworth Avenue, Billinge, WN5 7EP

*Impressive semi-detached true bungalow offered to the market with no chain delay.*



- Well appointed true bungalow
- Ideal for retired clients
- Generous rear garden
- Available chain free
- 2 bedrooms / 1 reception room
- Highly prized residential setting
- Sunny, westerly rear aspect
- 812 SQFT

Wordsworth Avenue is a lovely, quiet residential setting enviably located in the popular area of Billinge. Offered to the market with the added incentive of no chain delay, the property would be the ideal purchase for any retired clients seeking a home that is entirely laid out across one floor. Wordsworth Avenue itself is located just off the highly prized Crank Road & therefore within easy reach of the area's numerous shops, amenities, transport links including the M6 & M58, plus various scenic walks. Internally the property has been really well cared for over the years & offers flexible living space that in brief comprises; an entrance hallway, lovely main lounge, a modern fitted kitchen, contemporary principal bathroom plus 2 bedrooms. Externally the home sits on a particularly spacious plot, with the generous rear garden being much larger than average & therefore offering the possibility of extensions, subject to planning. The rear is lawned, well stocked & not overlooked, plus because of the westerly aspect, it enjoys lots of late summer sun. To the front is a driveway which provides ample off road parking & leads through to an attached detached garage at the rear. Early inspection is essential. No chain delay.









TOTAL FLOOR AREA : 812 sq.ft. (75.4 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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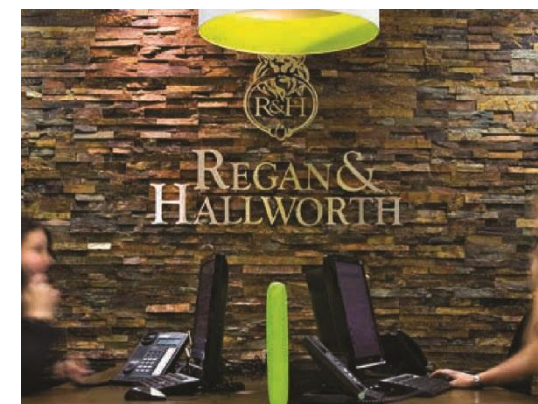
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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