

FOR SALE

23, Billinge Road, Ashton-In-Makerfield, WN4 0RE

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



23, Billinge Road, Ashton-In-Makerfield, WN4 0RE

Modern, well-presented starter home with large overall plot & highly prized location



- Modern starter home property
- Perfect for a first time buyer
- Larger than average plot
- South facing rear garden
- 3 bedrooms / 1 reception room
- Highly prized residential location
- Close to schools / train station
- 805 SQFT

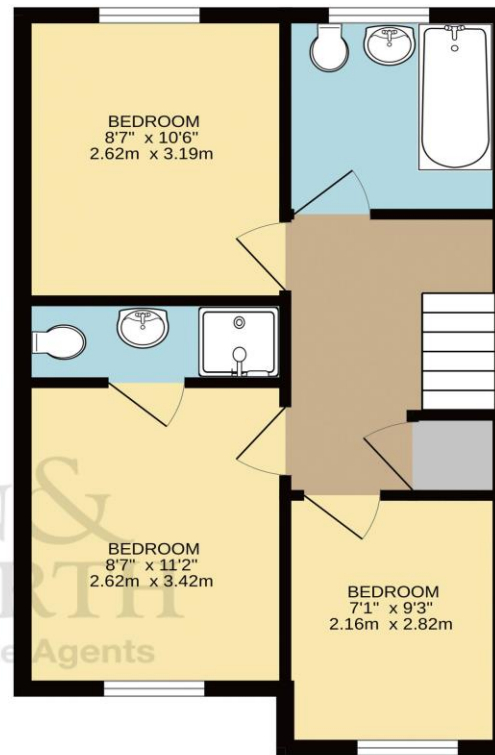
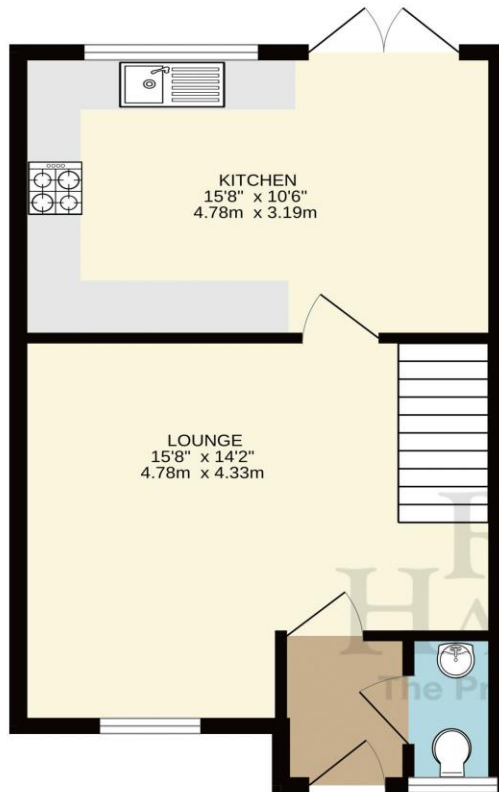
Located on a hugely popular main road setting close to Garswood Train Station plus the area's acclaimed local schools & various amenities - this smart, modern starter home offers a deceptive amount of floorspace & rests on a notably spacious plot too. Perfect then, for any young families or first time buyers looking to get on the property ladder, the living space offers light, neutral decor and must be viewed to be fully appreciated.

In brief the property comprises; a main entrance hallway with wc / cloaks, a lovely front lounge plus a stylish fitted kitchen diner to the rear. The kitchen itself comes with a range of quality integrated appliances & a set of French Doors that open out onto the rear garden. Upstairs the home provides three generously sized bedrooms, with the master benefiting from fitted units plus a contemporary en-suite. The smart family bathroom suite completes the upstairs arrangement.

Externally, the home rests on a notably large and private overall plot, with the sunny, south facing aspect enjoying sun all day. The garden extends to the side too, offering the possibility of maybe extensions / a garage to be built should clients wish. To the front is a driveway providing off road parking for 2 cars. Early viewings are highly recommended on this excellent modern home.







TOTAL FLOOR AREA : 805 sq.ft. (74.8 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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Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further 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 for you.

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