

FOR SALE

34, Smethurst Road, Billinge, WN5 7DW

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



34, Smethurst Road, Billinge, WN5 7DW

Unique, individual detached home offering considerable development potential.



- Spacious detached family home
- Spacious 1/4 acre plot
- Peaceful semi-rural setting
- No chain delay
- 3 beds / 2 reception rooms
- Superb development potential
- Fantastic open views
- 1981 SQFT

Resting within a beautiful, open & mature plot that extends to around 1/4 acre - No 34 Smethurst Road is a unique, detached family home which offers buyers a rare opportunity to purchase something that is brimming with potential to be upgraded, extended and renovated to a clients' own specification. Enviably positioned along the prestigious Smethurst Road in Billinge, right at the end of the lane, the home enjoys a wonderful setting, set behind a large driveway & front garden plus surrounded by open fields.

Internally the home is set across two floors and totals a generous 1981 square feet of living space that in brief comprises; a main hallway, three separate reception rooms & a ground floor bedroom, a fitted kitchen & a shower room plus a rear conservatory with pleasant views of the garden & fields beyond. Upstairs, there are two bedrooms plus a principal shower room.

Externally the setting and plot here really are exceptional - the home boasts a wonderful overall plot, with the garden extending to four sides. The plot is mature, extensive and there is a large two-way driveway providing off road parking plus access to a garage & a car port. The rear and side are both large enough to accommodate extensions, should clients wish and subject to necessary planning.

Locally, the home is on the doorstep for numerous pretty trails & scenic walks whilst also benefiting from conveniently being close to various schools, amenities and motorway transport links. Early viewings are highly recommended to appreciate the potential this eye-catching home has to offer. No chain delay.







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TOTAL FLOOR AREA : 1981 sq.ft. (184.0 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 endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

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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