

FOR SALE

7a, Greenslate Road, Billinge, WN5 7BG

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

 ESTD
1996



7a, Greenslate Road, Billinge, WN5 7BG

One of a kind home with newly renovated 1st class accommodation in a lovely private village location



- Individually designed 3/4 bed home
- 2 bathrooms & 2 separate WC's
- Private discreet village location
- Generous gardens & double garage
- Renovated & new contemporary interior
- Ample living & entertaining space
- Sleek fitted breakfast kitchen
- 1858 SQ.FT.

Set within the sought-after village of Billinge, this impressive detached home has recently been renovated throughout to an exceptional standard, creating a stylish and highly versatile living space ideally suited to a wide range of buyers. The property enjoys a discreet position, set well back from Greenslate Road and approached via a private gravelled track, while being within easy walking distance of the scenic Orrell Water Park and close to excellent schools, amenities, transport links and motorway networks. The beautifully upgraded interior offers flexible accommodation arranged over two floors, including a sleek newly fitted contemporary kitchen with breakfast / dining area, utility room, open-plan family room providing ample space with feature fireplace, a fully insulated orangey/sun room and both a ground floor and three first floor bedrooms with bathrooms on both floors making the layout ideal for families, professionals, downsizers or those seeking multigenerational living.

Externally, the home is complemented by ample driveway parking, a detached double garage and private, low-maintenance gardens that enjoy sunny westerly aspects. This one-of-a-kind property must be viewed to fully appreciate its quality, versatility and prime location.



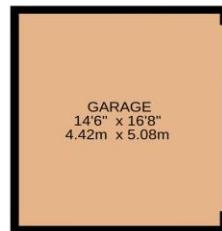


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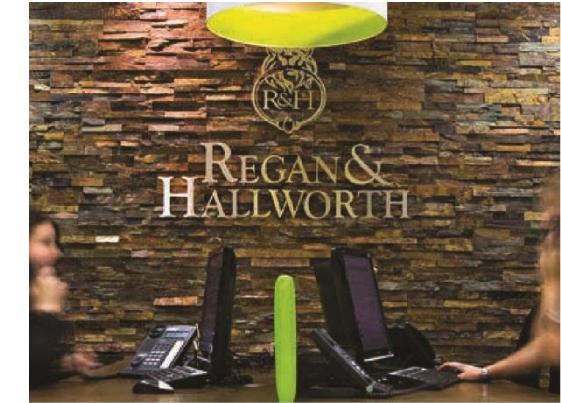


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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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