

**FOR SALE**

40, Longshaw Old Road, Billinge, WN5 7JJ



## 40, Longshaw Old Road, Billinge, WN5 7JJ

*A charming period home, enjoying beautiful gardens and an idyllic village backdrop.*



- Distinctive Victorian end terrace
- Charming semi-rural village setting
- Gorgeous fully enclosed gardens
- Bright and spacious rooms
- Two large bedrooms & luxury bathroom
- Two reception rooms
- Modern fitted kitchen
- 1122 SQ.FT.

Brimming with character and full of charm, this distinctive Victorian end-terrace combines attractive kerb appeal with beautifully presented interiors and stunning gardens that truly need to be seen to be appreciated. Set in the heart of the picturesque hamlet of Longshaw, along the highly sought-after Longshaw Old Road, the property enjoys a tranquil semi-rural setting that backs onto greenbelt farmland. Despite its idyllic surroundings, it remains within easy reach of local shops, schools, scenic trails and walks, as well as excellent transport links.

A unique advantage of this particular home is the additional side windows, which flood the rooms with natural light and provide delightful aspects over the gardens and village setting. Inside, the property retains a wonderful traditional feel, enhanced by high ceilings and generously proportioned rooms. A tiled entrance vestibule opens into a spacious front reception room with a tiled open fireplace and electric stove, which in turn flows through an archway into a large dining/sitting room and then into a modern fitted kitchen. Upstairs, the landing leads to two impressive double bedrooms and a luxurious four-piece bathroom complete with freestanding bath and separate shower cubicle. The home is warmed by gas central heating and benefits from double glazing throughout.

Externally, the house offers equally appealing outdoor space. To the front is a charming walled garden with wrought iron railings and gate, while to the side and rear lie private stone-walled gardens, not overlooked, featuring a neat lawn, well-stocked borders, a patio area, and a useful garden shed.







TOTAL FLOOR AREA : 1122 sq.ft. (104.2 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.



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