

FOR SALE

12, Myrtle Grove, Billinge, WN5 7QF

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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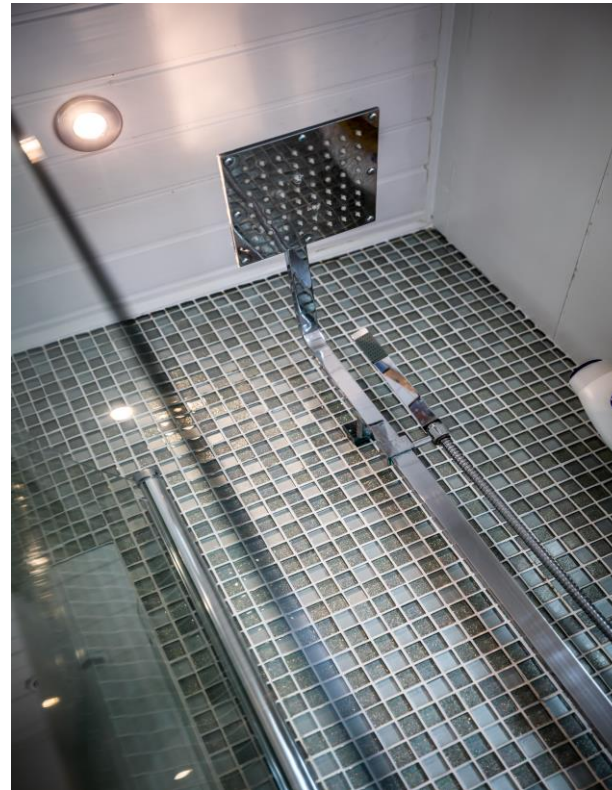
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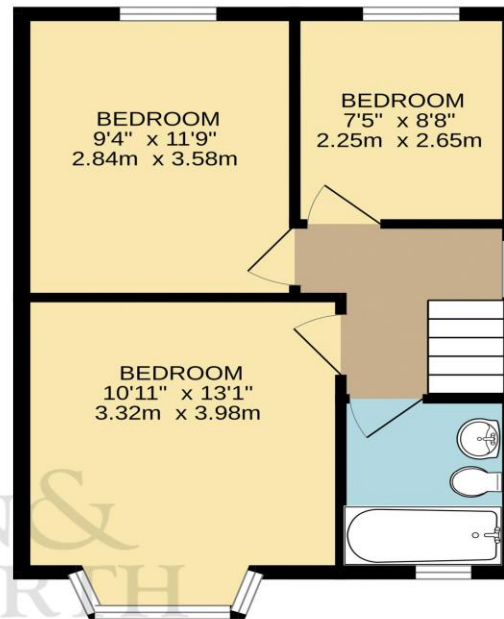
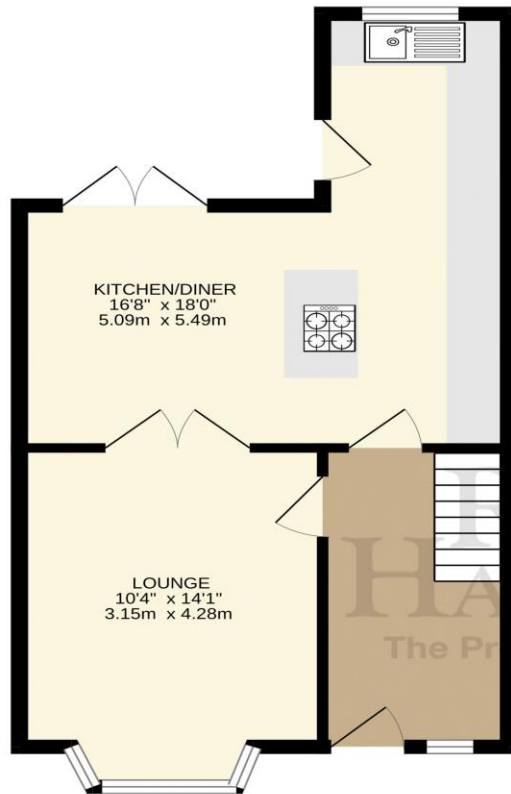
Stunning 1930s semi-detached home with pretty rear garden & superb open plan design.



- Stunning 1930s semi
- Superior open plan design
- Impeccably presented
- Quiet cul-de-sac setting
- 3 bedrooms / 1 reception room
- Smart kitchen diner
- Beautiful rear garden
- 829 SQFT

Enviably tucked away in a quiet little cul-de-sac right in the heart of Billinge & offering beautiful internal presentation throughout - this superb 1930s semi-detached home would be perfect for a growing family or possibly anyone looking to downsize into a property they can simply move straight into. Internally the home is impeccably presented throughout, with the layout cleverly altered from its original design to create a more open plan living space that is much more in line with modern tastes. In brief the home comprises; a main entrance hallway, spacious front lounge with integrated speaker system & feature bay window plus bi-folding doors that open into the smart kitchen diner which boasts a range of integrated appliances, island unit with Corian worktops & French Doors leading out onto the rear garden. Upstairs there are three elegantly presented bedrooms, with bespoke newly fitted furniture to beds 1 & 2, plus a modern family bathroom suite. Externally there is a pretty, landscaped rear garden which enjoys lots of sun & privacy. There is a large decked patio area with timber gazebo & stocked beds. To the front is a generous extended driveway for ample off road parking. Located in the heart of Billinge, Myrtle Grove rests close to many local amenities including some highly regarded schools, shops, walks plus transport links. Early viewings are highly recommended on this superb family home.



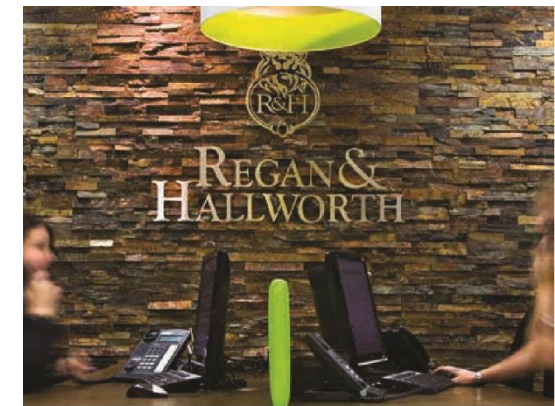


TOTAL FLOOR AREA : 829 sq.ft. (77.1 sq.m.) approx.

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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