

12, Moss Road, Billinge, WN5 7BU



12, Moss Road, Billinge, WN5 7BU

Competitively priced semi-detached home offered to the market with no chain delay.



- Competitively priced semi-detached home
- Popular Billinge location
- Brimming with potential
- 3 bedrooms / 1 reception room
- Close to amenities / water park
- Available chain free

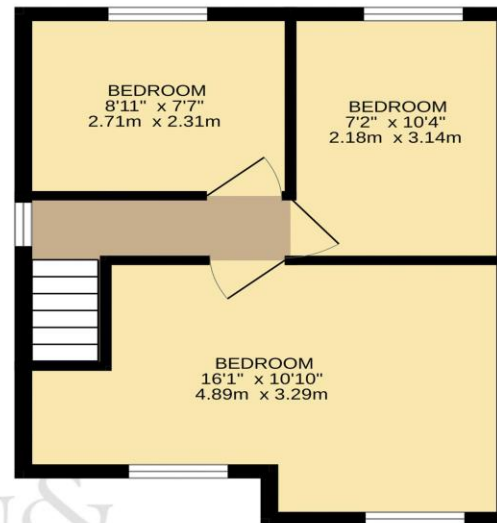
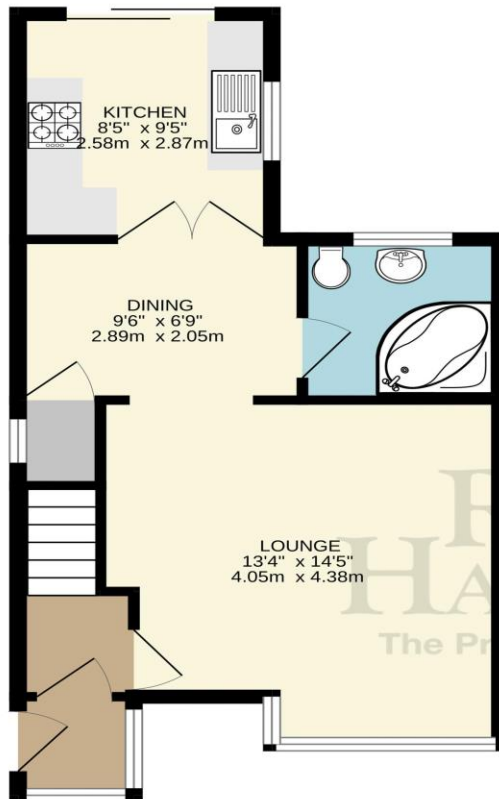
Offered to the market with the benefit of no chain delay and located along one of Billinge's most sought after roads - this traditional semi-detached home offers considerable potential for any investors seeking a property they can renovate & rent or sell, or possibly any first time buyers seeking a purchase that they can make their own.

Set across two floors and benefiting from a small rear extension, the home in brief comprises; an entrance hallway, main front lounge, a rear dining room plus a fitted kitchen & ground floor bathroom. Upstairs there are three bedrooms, whilst externally there are gardens to both the front & rear. To the front is a generous driveway for off road parking & access to a detached garage.

Locally, the home is enviably positioned along the highly coveted Moss Road in Billinge - a quiet, semi-rural setting that conveniently rests within easy reach of the area's numerous shops, schools, trails and walks, plus transport links including a train station & motorway. The home is offered to the market with the added incentive of no chain delay & viewings are highly recommended.







TOTAL FLOOR AREA : 739 sq.ft. (68.7 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.
Made with Metropix ©2026



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.



WIGAN OFFICE

10-12 Library Street,
Wigan, WN1 1NN
01942 205555

wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street,
Standish, WN6 OHL
01257 473727

standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road,
Parbold, WN8 7NU
01257 464644

parbold@reganandhallworth.com



@reganhallworth



Regan & Hallworth



@reganandhallworth



@reganhallworth

www.reganandhallworth.com