

**FOR SALE**

4, Swinburn Grove, Billinge , WN5 7JX

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

ESTD  
1996



## 4, Swinburn Grove, Billinge , WN5 7JX

Exceptional detached true bungalow located on a quiet cut-de-sac in Billinge.



- Exceptional detached true bungalow
- Modern fitted kitchen with utility
- Family bathroom and en-suite
- NO ONWARD CHAIN
- Superb sized and versatile reception rooms
- Three great sized bedrooms
- Large gardens / driveway / garage
- 1373 SQ. FT.

This is an exciting and rare opportunity to purchase a truly stunning detached true bungalow, located at the head of a quiet cul-de-sac. Swinburn Grove occupies a large corner plot with exceptional, mature, and well-maintained gardens, along with a driveway, garage, and versatile accommodation. The property is offered for sale with NO ONWARD CHAIN.

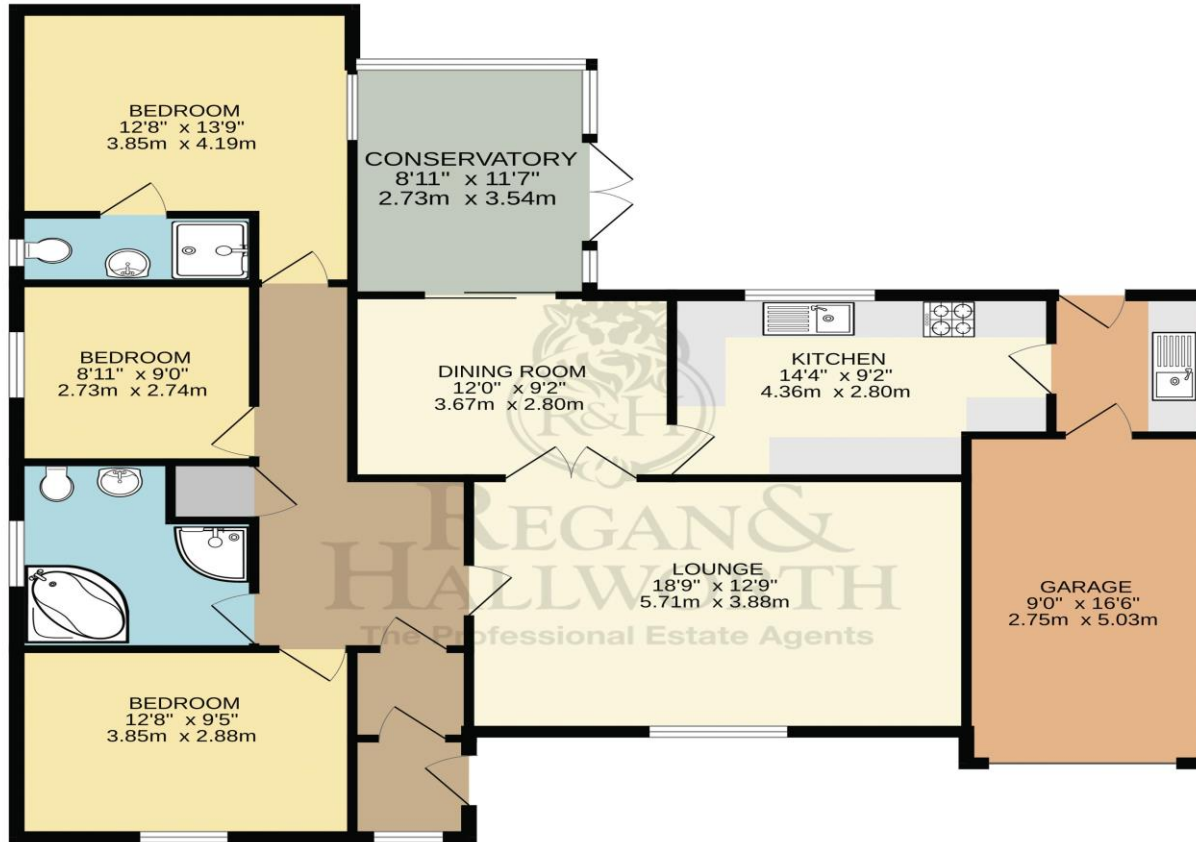
Situated in the ever-popular and semi-rural village of Billinge, the home boasts excellent access to a range of local amenities, countryside walks from the doorstep, and outstanding schools for all ages. It also offers great public transport links and is just a short drive from several major motorway networks.

The modern and versatile accommodation spans over 1,300 square feet, briefly comprising an entrance hallway and a fantastic formal lounge/sitting room situated to the front. To the rear, you will find a dining room and conservatory, alongside a modern and well-equipped fitted kitchen offering a range of wall, base, and drawer units, with access to a utility room and the integral garage. Along the side of the property are three excellent-sized bedrooms, with the master benefitting from an en-suite shower room. There is also a modern fitted four-piece family bathroom comprising a WC, sink unit, corner bath, and a separate shower unit.

Externally, the property is surrounded by mature and well-maintained gardens to the front, sides, and rear. A generous driveway leads to an integral garage with an up-and-over door. Internal inspection is highly recommended to truly appreciate the property's size, internal finish, lovely gardens, and outstanding location.







TOTAL FLOOR AREA : 1373 sq.ft. (127.5 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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