

FOR SALE

174, Main Street, Billinge, WN5 7PE

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



## 174, Main Street, Billinge, WN5 7PE

*Charming four bed detached stone cottage in generous gated plot.*



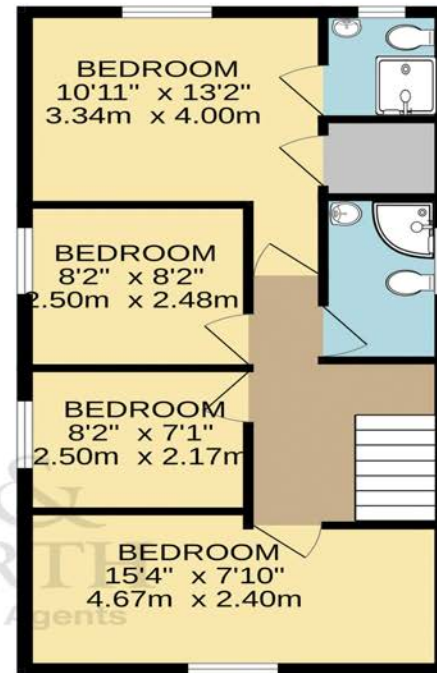
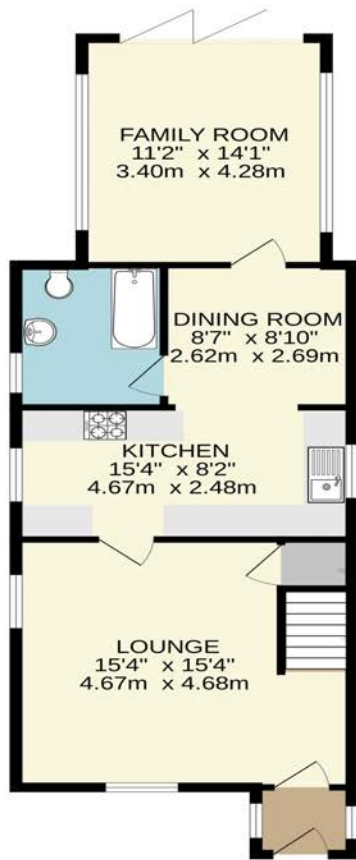
- Extended & refurbished cottage
- New stone-built Orangery
- Cosy four bed accommodation
- Retains charm & character
- Gas central heating / Double glazing
- Private gated entrance
- Extensive gardens
- 1172 SQ.FT. / Freehold

Sit in a prominent location behind a private gated entrance right in the heart of Billinge, within walking distance of all the village amenities including excellent schools, this remarkable property must be viewed to be appreciated. Extended to the rear and fully renovated this unique period home provides deceptively spacious four bed accommodation that is perfect for any buyers looking for a cosy and characterful home. The house has undergone extensive renovation and upgrading by the current owner who is looking to move to Scotland and is prepared to offer the house for sale with no onward chain.

The property briefly includes an entrance porch, spacious lounge with attractive flooring leading through to the kitchen which has an open plan dining room with a separate full sized and newly renovated bathroom. To the rear overlooking the lovely gardens and replacing an old conservatory our clients have added a stylish stone built orangery with vaulted ceiling providing a fantastic family room. Upstairs there are four bedrooms with one featuring an ensuite and another family bathroom. The lounge located at the front of the property, in the oldest part of the house, features exposed beamed ceiling and a fireplace.

Outside, the property sits on a long private plot with a gated driveway providing secure parking and an expansive lawn and steps leading up to an elevated patio at the front of the property. Here the plot levels out and becomes flat with a sunny westerly garden to the rear that is very quiet and not overlooked. An Indian stone patio has been built around the Orangery to provide outside living space that enjoys all the afternoon sun with a lawn leading to a shed and garden room with electrics. Located on the Wigan/St Helen's border, the property is ideally located for the A580 and motorway networks, making access easy for northern commuters to Manchester and Liverpool.

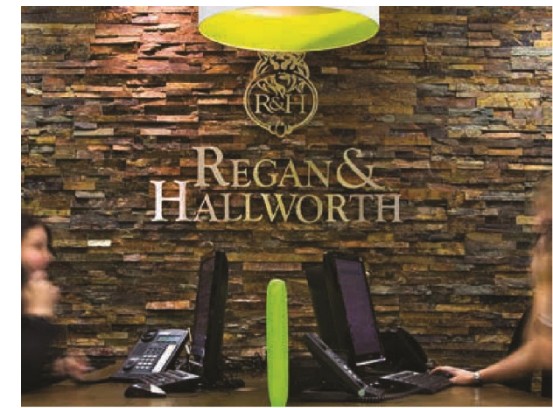




TOTAL FLOOR AREA : 1172 sq.ft. (108.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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