

**FOR SALE**

115, Hartley Green Gardens, Billinge , WN5 7GB

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

 ESTD  
1996



## 115, Hartley Green Gardens, Billinge , WN5 7GB

Modern three bed semi-detached family home located in the ever popular area of Billinge



- Exceptional semi-detached family home
- Open plan kitchen / dining room
- Family bathroom and en-suite
- Close to schools and amenities
- Great sized reception rooms
- Three great sized bedrooms
- Gardens and off road parking
- 739 SQ. FT.

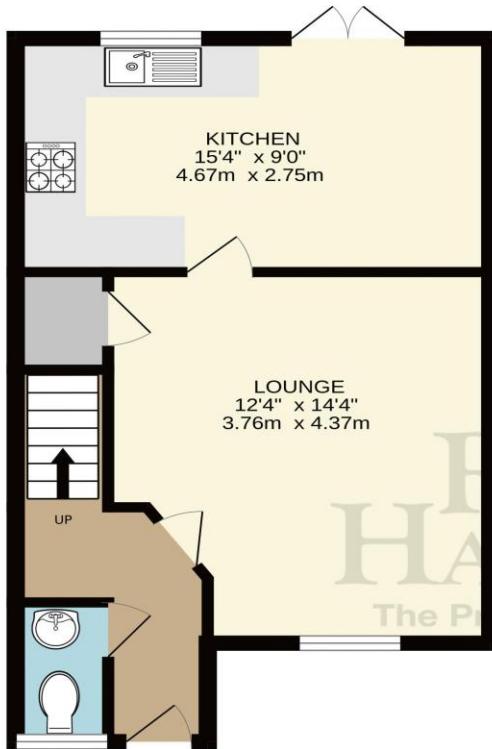
Situated on a modern popular development in the heart of Billinge sits this impressive three bed semi-detached family home. Hartley Green Gardens is set back on a quiet cul-de-sac and has been finished to an exceptionally high standard throughout offering a modern and contemporary feel along with spacious accommodation set over two floors. The property offers easy access to a range of local amenities, schools for all ages, country walks, great public transport links and is a short drive to several major motorway networks. In brief the accommodation comprises of entrance hallway, cloak room wc, large formal lounge / sitting room located to the front of the property and then a great sized open plan kitchen / dining room with the kitchen offering a range of wall, base and drawer units along with cooker, space for a dining table and patio doors leading out onto the rear gardens. Up on the first floor there is a large master double bedroom located to the front with a modern fitted en- suite shower room, two more excellent sized bedrooms and then a modern family bathroom comprising of wc, sink unit and bath. Externally the property has a well-maintained front garden and allocated parking whilst to the rear there is a private garden with patio area. Internal inspection is highly recommended to truly appreciate the properties size, its exceptional finish and outstanding location



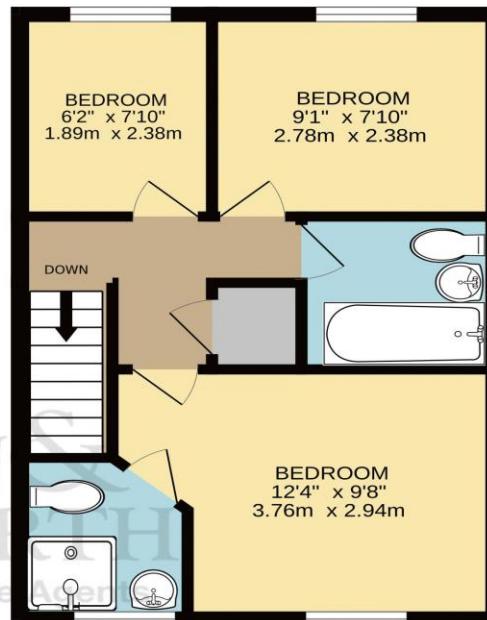


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GROUND FLOOR  
382 sq.ft. (35.4 sq.m.) approx.



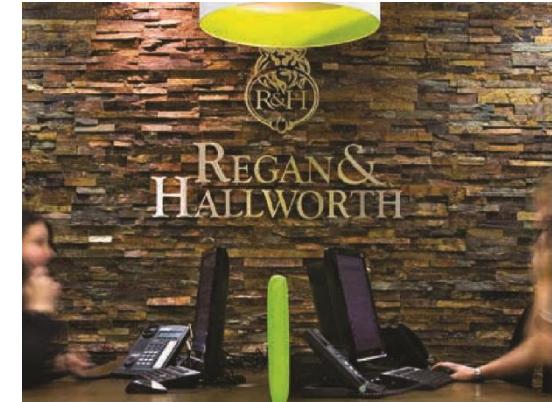
1ST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



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.  
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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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