

FOR SALE

24, Windsor Road, Billinge, WN5 7LD

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



24, Windsor Road, Billinge, WN5 7LD

Superbly presented bungalow located close to centre of Billinge with countryside walks



- True bungalow in prime location
- Two generous double bedrooms
- Detached garage & ample parking
- Gas central heating / Double glazing
- Freshly decorated with new flooring
- Spacious 'L'-shaped lounge
- Walk to village shops & amenities
- 784 SQ.FT. / No chain delay

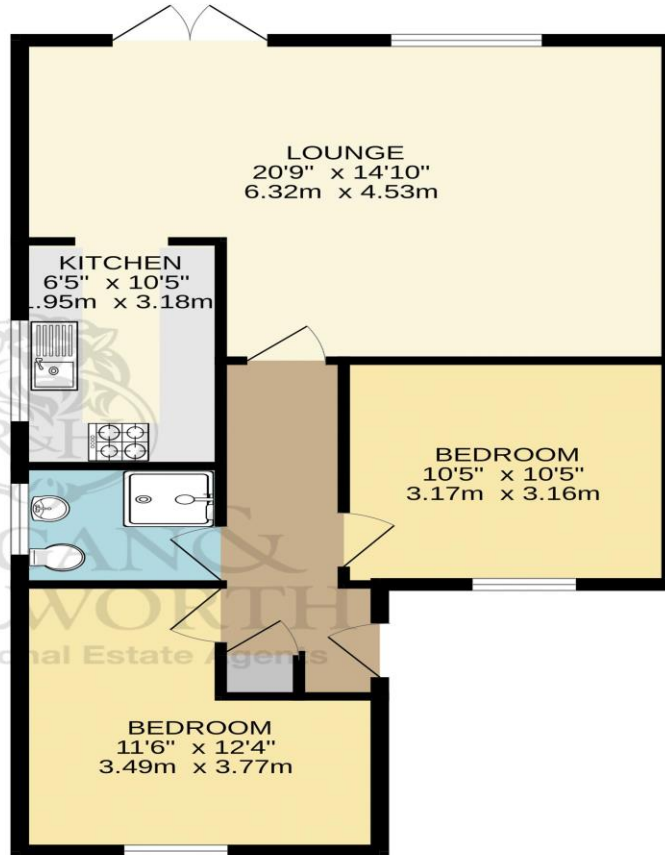
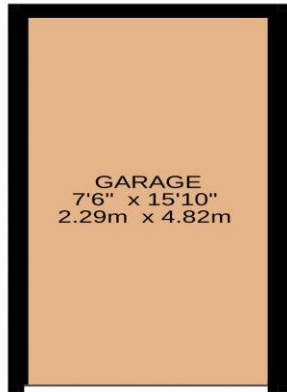
Billinge remains one of the area's most consistently sought-after villages, admired for its semi-rural charm, strong community feel and excellent surrounding countryside, and this beautifully presented true bungalow occupies a peaceful residential position within walking distance of the village centre whilst also being literally around the corner from gorgeous countryside walks.

Recently refreshed throughout, the property benefits from fresh contemporary decoration together with newly fitted flooring, creating a bright, clean and move-in-ready home ideally suited to buyers seeking the convenience of single-storey living. The generously proportioned accommodation briefly comprises an entrance hallway providing access to two double bedrooms, a shower room and a modern fitted kitchen which are both in immaculate condition, whilst a spacious 'L'-shaped lounge offers an excellent main living area with sliding patio doors opening directly onto the rear garden.

Externally, the property features a large ample sized driveway providing ample off road parking leading to a detached garage with a nice flat and very private gardens to the rear provides the perfect place to relax or entertain in peaceful surroundings. Further benefiting from full double glazing, gas central heating and no chain delay. Early viewings are highly recommended to avoid missing out on this super true bungalow.







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TOTAL FLOOR AREA : 784 sq.ft. (72.8 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 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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