

FOR SALE

24, Gorsey Brow Close, Billinge, WN5 7NY

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

 ESTD
1996



24, Gorsey Brow Close, Billinge, WN5 7NY

Beautiful semi-detached family home tucked away in a quiet little cul-de-sac setting



- Beautiful semi-detached home
- Superbly presented throughout
- Ideal family purchase
- Viewings essential
- 3 bedrooms / 1 reception room
- Quiet cul-de-sac setting
- Driveway & garage
- 1131 SQFT

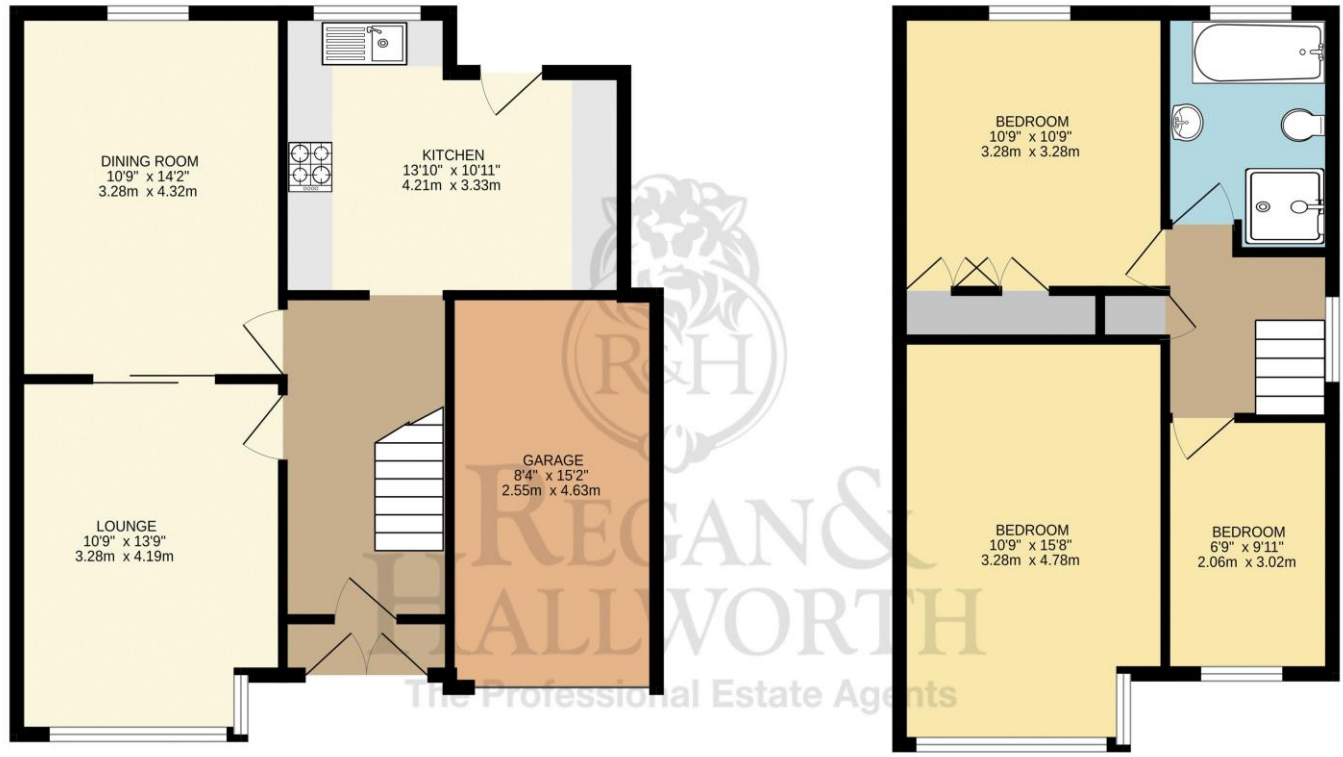
Beautifully presented throughout & benefiting from a quiet, little tucked-away position - this spacious, well-appointed semi-detached family home is located in one of Billinge's most coveted settings & early inspection is essential. Gorsey Brow Close itself is a lovely, quiet little cul-de-sac that rests conveniently close to the area's shops & amenities, plus some highly acclaimed schools. Number 24 Gorsey Brow Close is presented in a light, contemporary colour scheme & would be perfect for any growing families buyers seeking a home that offers generous living space.

Set across two floors & totalling a very sizeable 1131 square feet of space, the home in brief comprises; a welcoming entrance hallway, lovely main through lounge diner / sitting room plus the superb, fitted kitchen diner which has been extended from its original design. Upstairs, the home provides three impressive bedrooms plus a contemporary 4-piece principal bathroom suite.

Externally, the home rests on a pleasant overall plot, with a secluded & notably low maintenance rear garden that enjoys considerable privacy, plus boasts a spacious patio area for sitting out, whilst to the front is a driveway for off road parking & access to the attached garage with recently installed door. All the windows here are low maintenance Upvc & were installed just 6 years ago, as was the highly efficient boiler & system. Viewings are highly recommended to appreciate the size of this lovely home.







TOTAL FLOOR AREA : 1131 sq.ft. (105.1 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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