

FOR SALE

117, Hartley Green Gardens, Wigan, WN5 7GB



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Stylish modern living with a larger-than-average south-facing garden in the heart of Billinge



- Larger-than-average south facing garden
- Three bedroom semi-detached house
- Stylish dining kitchen with French doors
- Two allocated off-road parking spaces
- Private cul-de-sac of just two homes
- En-suite & ground floor WC
- Beautifully presented throughout
- 739 SQ.FT. / Freehold

Set on a generous corner-style plot within the sought-after former Billinge Hospital development, this beautifully presented Persimmon-built home enjoys a larger-than-average south-facing rear garden—a rare feature that provides excellent outdoor space for modern family living. Tucked away in a private cul-de-sac of just two properties, it offers an appealing balance of privacy, practicality and contemporary comfort. Beautifully presented throughout and ready to move straight into, the property has been designed to suit modern lifestyles, making it an excellent choice for first-time buyers, professionals, downsizers or young families.

Contemporary décor, practical accommodation and energy-efficient construction allow buyers to simply unpack and start enjoying their new home from day one. The accommodation extends to almost 740 sq.ft. and briefly comprises a welcoming entrance hallway with cloakroom/WC, a generous lounge and a stylish full-width dining kitchen. Flooded with natural light and opening onto the rear garden via French doors, this sociable space provides the perfect setting for everyday family life and relaxed entertaining. To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room, together with a contemporary family bathroom.

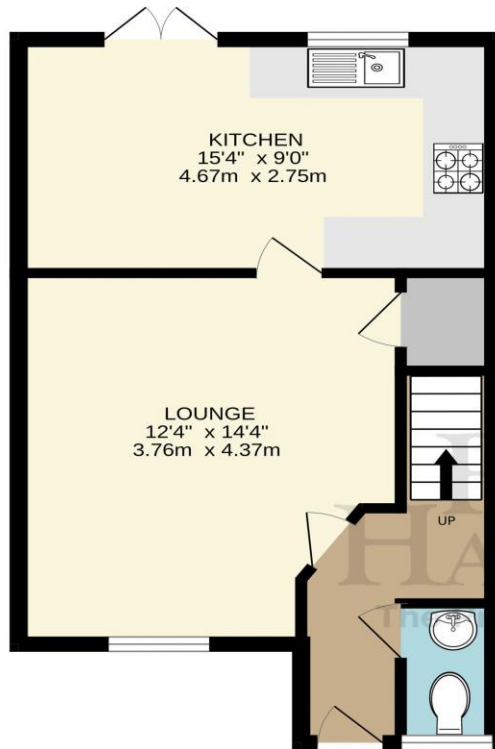
Outside, the excellent plot truly sets this home apart. The generous south-facing garden, created by its enviable corner position, offers far more outdoor space than is typically found for 3 bed homes on the development, while the private setting within a close of just two homes creates a wonderful sense of peace and exclusivity. Allocated off road parking for two cars further enhances the practicality of this superb home.

The location is equally impressive. Billinge continues to be one of the area's most sought-after villages, renowned for its excellent schools, independent cafés, traditional pubs and beautiful surrounding countryside. Scenic walks across Billinge Hill and nearby woodland are all within easy reach, while the M6, M58 and wider motorway network provide excellent connections to Liverpool, Manchester, Warrington and Preston. Modern homes occupying plots of this size and quality are rarely available. Combining stylish accommodation, an enviable south-facing garden and one of the development's most desirable positions, this outstanding home represents a superb lifestyle opportunity.

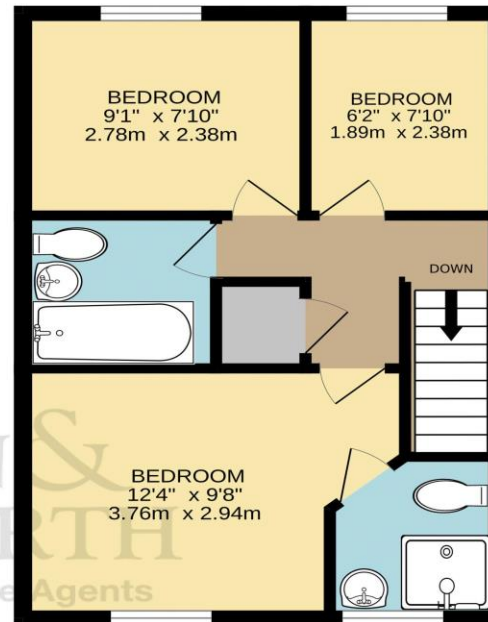




GROUND FLOOR
382 sq.ft. (35.4 sq.m.) approx.



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 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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