

TO LET

28, Wordsworth Avenue, Billinge, WN5 7EP

REGAN & HALLWORTH
The Professional Estate & Letting Agents



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Spacious semi-detached true bungalow located in the ever popular area of Billinge.

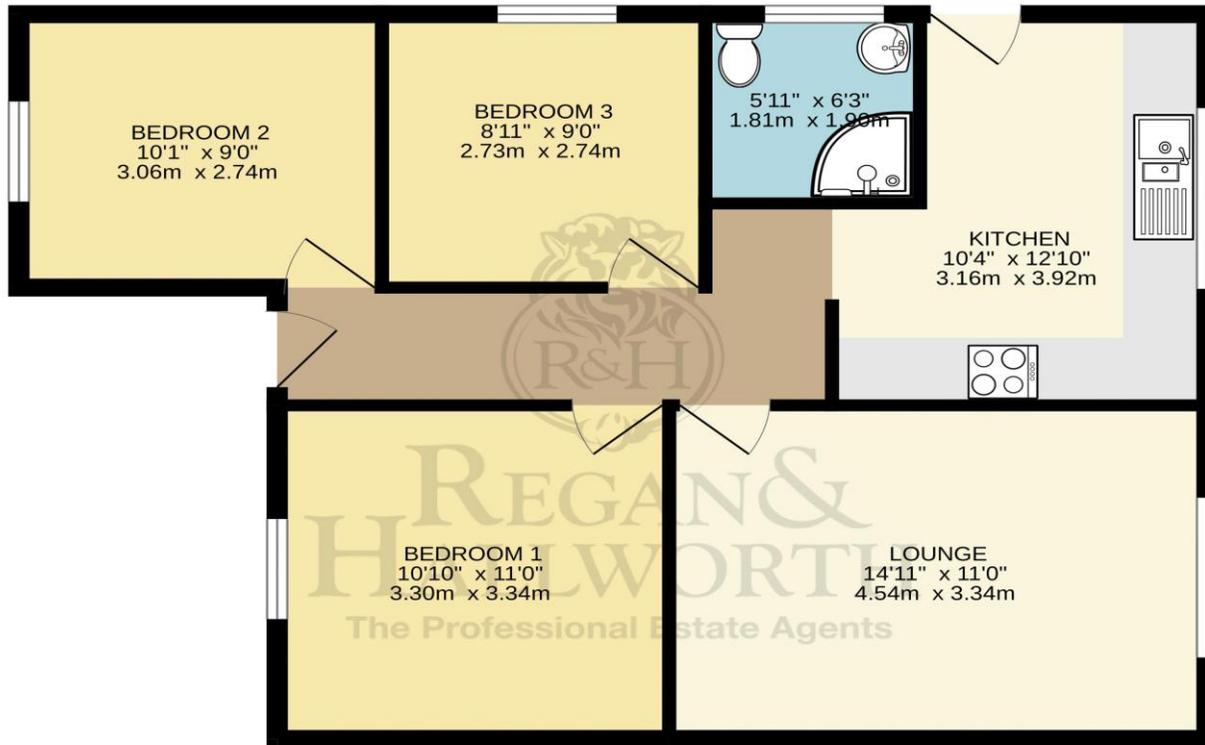


- Spacious semi-detached true bungalow
- Well presented throughout
- Substantial corner plot position
- Available now
- 3 bedrooms / 1 reception room
- Highly prized residential area
- Close to schools and amenities
- 677 SQFT

Now available to let and occupying a prominent & substantial corner plot position and located on the highly prized Wordsworth Avenue, a lovely & established residential area that is hugely popular with families and professional couples. Predominately made up of true bungalows, this peaceful setting is conveniently positioned just off Crank Road in Billinge. The property itself is beautifully finished throughout, benefitting from various upgrades & enhancements over the years including fresh plasterwork, new radiators, new floorings, new oak doors and skirts / architraves plus a brand-new roof too - all resulting in a property clients can simply move into and start unpacking. The property in brief comprises; a hallway, a large main lounge, a modern fitted kitchen, contemporary principal shower room and three good sized bedrooms. Externally, the bungalow occupies a lovely & sizeable corner plot. The gardens extend to the front, side & rear, with the rear enjoying a sunny, south-westerly aspect. There is an extensive block-paved driveway which provides considerable off-road parking. Internal viewings are recommended.





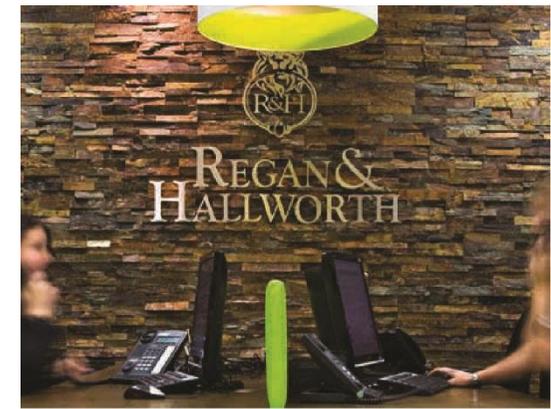


TOTAL FLOOR AREA : 677 sq.ft. (62.9 sq.m.) approx.

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.



WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com