

FOR SALE

67, Wynnstay Avenue, Lydiate, L31 0BG

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



67, Wynnstay Avenue, Lydiate, L31 0BG

Spacious four bedroom semi-detached house with good sized west facing rear garden.



- Extended semi-detached house
- Four bedrooms
- Good sized west facing garden
- Gas central heating / Double glazing
- Professional loft conversion
- Large detached garage/workshop
- Off road parking for 3 cars
- 1335 SQ.FT. in total

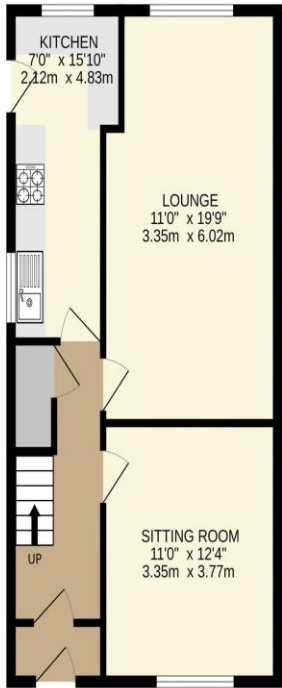
This is a wonderful four bedroomed semi-detached house that has been extended on the ground floor and converted in the loft, making it a perfect home for a family. The property is located in Lydiate, a desirable residential area that is close to the M58 motorway, which connects to all the major cities. It is also near to excellent schools, amenities, and Maghull square, where you can find a variety of shops. The house has a neutral décor throughout and offers nearly 1200 square feet of living space. It has an entrance porch, where you can store your coats and shoes, which leads to a large reception hallway with a useful storage cupboard under the stairs. From the hallway, you can access the front sitting room, which has fitted alcove cupboards/storage and a big window that lets in plenty of natural light. The main lounge/diner is also off the hallway and is a great place to host guests. It has a log burner that creates a cosy atmosphere in this spacious room. The kitchen is at the back of the hallway and has a galley style. It has neutral cabinets and appliances, such as a fridge/freezer, dishwasher, microwave, oven, hob, and extractor fan. On the first floor, there are three bedrooms, two of which are good sized doubles with fitted wardrobes. There is also a modern shower room with neutral tiles and a white suite, including a large shower cubicle and a hand wash basin. There is a separate WC next to it., On the second floor, there is the fourth bedroom, which is a double room with a WC, a sink, and fitted wardrobes.

Outside, there is a block paved driveway at the front that provides off road parking for 3 cars plus there is a good sized fully enclosed garden to rear which features a stone patio, lawn and a detached garage/workshop with electrics & lights. The rear benefits from not being directly overlooked and enjoys a sunny westerly aspect. Others benefits include gas central heating and full double glazing.

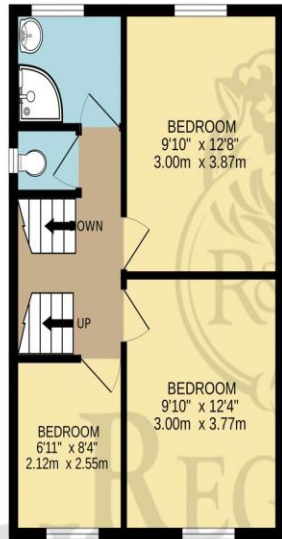




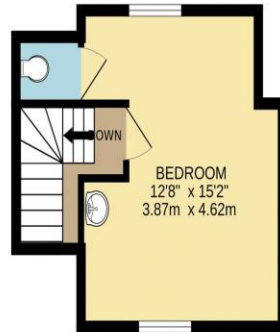
GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



2ND FLOOR
227 sq.ft. (21.1 sq.m.) approx.



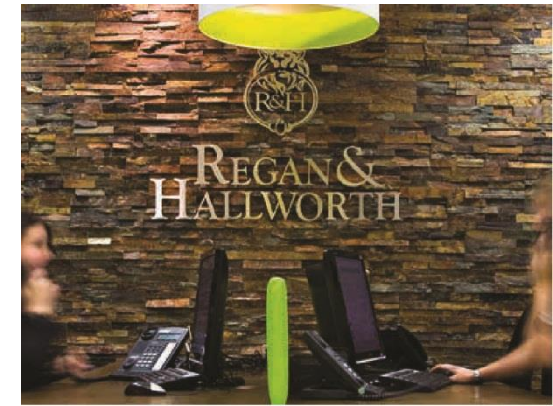
GARAGE
146 sq.ft. (13.6 sq.m.) approx.



REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 1335 sq.ft. (124.0 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.
Made with Metropix ©2023



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



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.

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com