

FOR SALE

38, Spencer Road West, Wigan, WN6 7HP

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Exceptional fully renovated semi-detached family home located close to schools & amenities



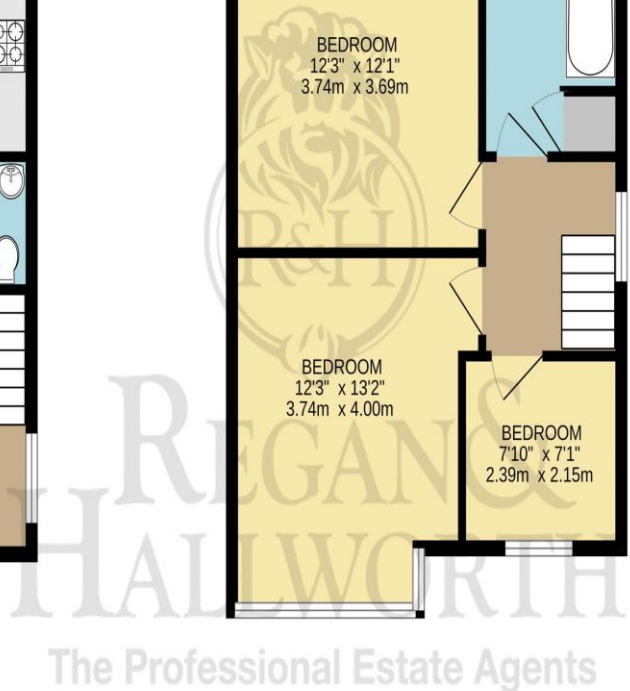
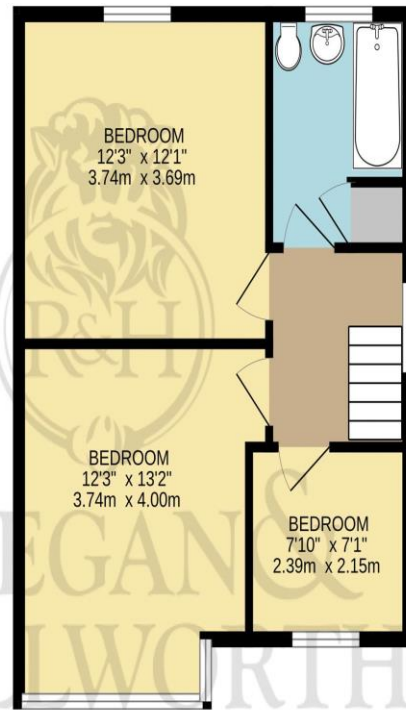
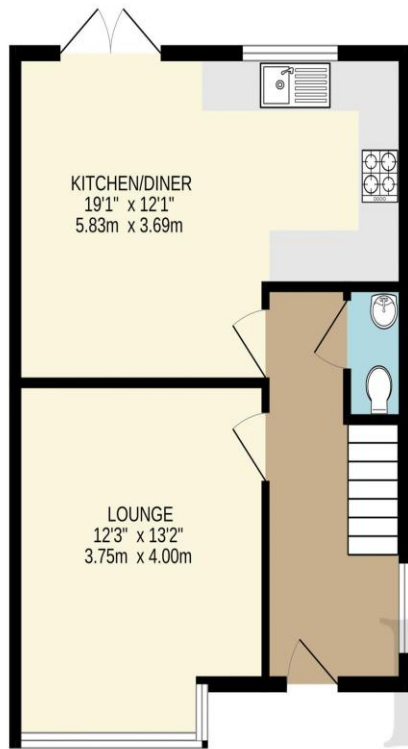
- Modern semi-detached family home
- Great sized reception rooms
- Modern fitted family bathroom
- Front and rear gardens / garage
- Recently renovated throughout
- Three good sized bedrooms
- Open plan kitchen / dining room
- 1071 SQ. FT.

Now available for sale and located along the ever-popular Spencer Road West is this FULLY RENOVATED, three bed semi-detached home. The property has been finished to an exceptionally high standard throughout offering spacious, contemporary accommodation set over two floors. This excellent property would make an ideal FIRST-TIME BUYERS home given its turn key condition or a superb family home given its good sized reception and bed room sizes. The property sits along a popular road boasting great access to a range of local amenities, town centre, outstanding schools for all ages, public transport links and is just a short drive to several major motorway networks. The accommodation spans just over 1000 square feet briefly comprising of entrance hallway, cloak room wc, large formal lounge / sitting room located to the front and then a stunning open plan kitchen / dining room to the rear with the kitchen offering a range of wall, base and drawer units with cooker and a large area for a dining room table and chairs, double doors lead out onto the rear gardens. Up on the first floor the centrally located landing area opens to give access to a large master double bedroom located to the front of the property, second double bedroom located to the rear, modern fitted family bathroom with shower over the bath and then a third large single bedroom.

Externally the property has on street parking to the front with a walled and gated front garden area. To the rear there is a good sized private and enclosed garden with patio area and single garage beyond. Internal inspection is highly recommended to truly appreciate the properties excellent finish, suburb size and great location.







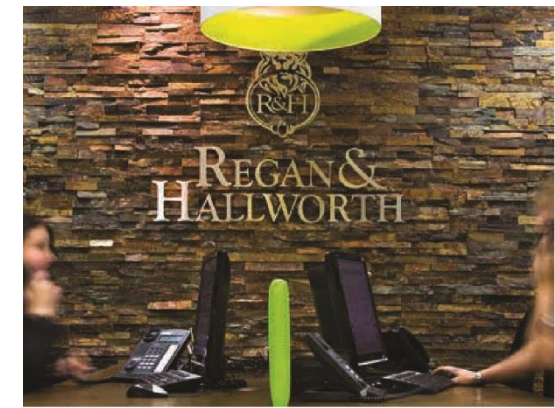
The Professional Estate Agents

TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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.



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