

FOR SALE

5, Cumberbatch Place, Spring View, WN3 4PD

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



5, Cumberbatch Place, Spring View, WN3 4PD

Outstanding semi-detached property now available for sale with NO ONWARD CHAIN in Spring View, Wigan.



- Outstanding semi-detached family home
- Modern open plan kitchen / dining room
- Family bathroom / shower over bath
- Close to amenities / motorway / schools
- Spacious reception rooms
- Two good sized bedrooms
- Large gardens / driveway / garage
- 958 SQ. FT.

Now available for sale and offered with NO ONWARD CHAIN is this impressive two bed semi-detached property located in the popular area of Ince in Wigan. Cumberbatch Place is set close to Wigan town centre which offers a range of amenities along with bus and train station. It also offers fantastic access to a range of schools for all ages and is just a short drive to some of the major motorway networks in the area.

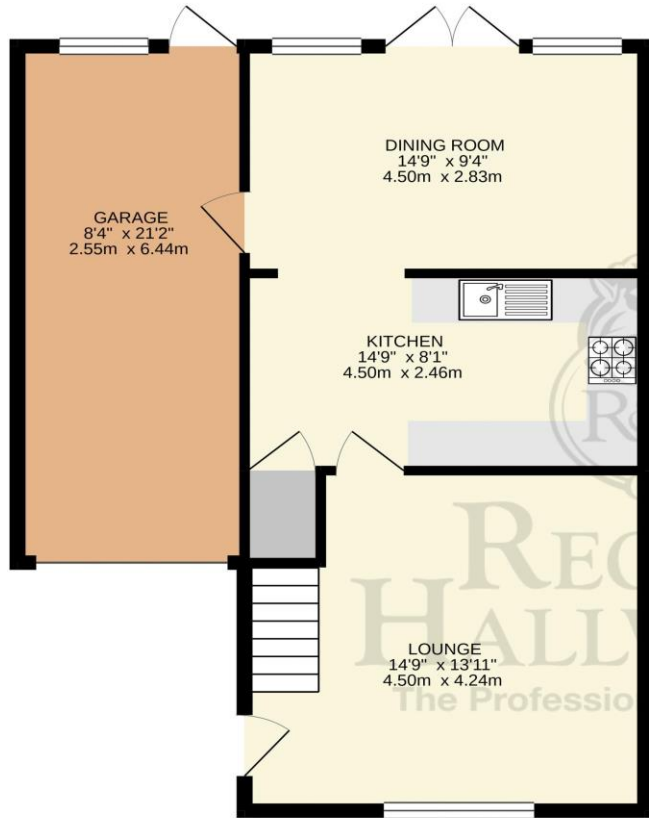
Internally the property has been finished to an exceptionally high standard throughout and would suit a professional couple or small family. The property was originally built as a 3 BED PROPERTY but the current owners opened the master and single room to the front into one larger room, this can be but back with just a stud wall. The accommodation briefly comprises of large lounge / sitting room located to the front, centrally located open plan kitchen / breakfast room offering a good range of units along with integral cooker and hob and then a stunning second reception room to the rear which could be used as another lounge with doors leading out to the gardens. Up on the first floor the centrally located landing area opens to give access to a large master double bedroom to the rear, second double bedroom to the front and then a family bathroom with shower over bath.

Externally the property has a lawned garden with driveway leading to a single garage with up and over door. The rear garden is enclosed and larger than average with laid to lawn area and paved patio with open fields beyond. Internal viewings are recommended to truly appreciate the deceptive size, great finish and outstanding location.

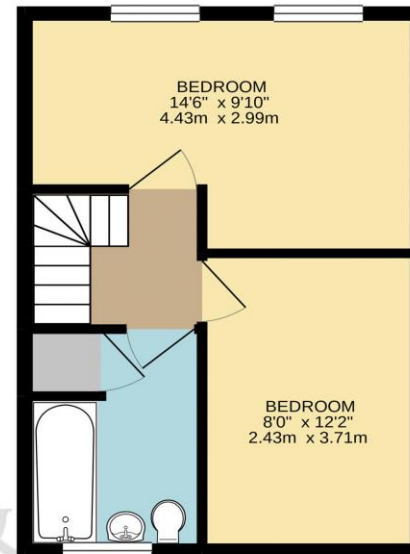




GROUND FLOOR
639 sq.ft. (59.3 sq.m.) approx.

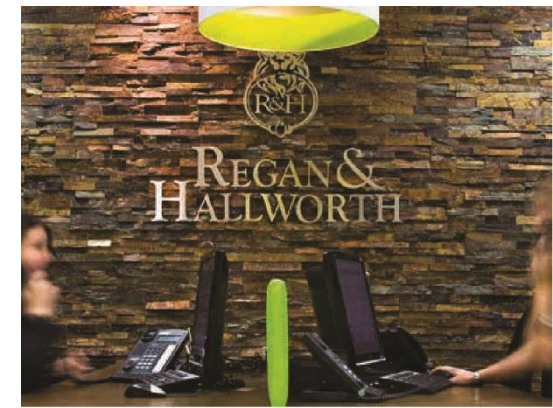


1ST FLOOR
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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.
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