

FOR SALE

25, Gray Close, New Springs, WN2 1HU

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



25, Gray Close, New Springs, WN2 1HU

Outstanding detached family home located on a quiet cut-de-sac with open playing fields



- Outstanding detached family home
- Modern fitted kitchen with appliances
- Family bathroom / en-suite / cloak wc
- Close to schools and amenities
- Great sized open plan reception room
- Four good sized double bedrooms
- Gardens / driveway / garage
- 1204 SQ. FT.

Now available for sale and located on a quiet cul-de-sac in the New Springs area of Wigan is this immaculately presented, FOUR BED, detached family home. Gray Close boasts excellent access to a range of local amenities, outstanding schools for all ages, great public transport links and is just a short drive to several major motorway networks. Internally this impressive property offers just over 1200 square feet of contemporary accommodation which in brief comprises of entrance hallway, cloak room wc, large open plan lounge / dining room with double patio doors leading out onto the rear gardens, large understairs store cupboard and then a recently fitted modern kitchen boasting a range of wall, base and drawer units along with some integral appliances.

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 with modern fitted en-suite shower room, two good sized double bedrooms to the rear, modern fitted and centrally located family bathroom and then a fourth good sized double bedroom located to the front.

Externally the property has a lawned front garden with driveway leading to an integral garage with up and over door. To the rear there is a large, private and enclosed garden with lawn and patio area and open playing fields and play park beyond. Internal inspection is highly recommended to truly appreciate the deceptive size, great internal condition and amazing location.







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TOTAL FLOOR AREA : 1204 sq.ft. (111.8 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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