

FOR SALE

7, Salwick Close, Goose Green, WN3 6RE

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



7, Salwick Close, Goose Green, WN3 6RE

A large detached house offering five bedroomed accommodation



- Large Detached House
- Quiet Cul-De-Sac
- Three Reception Rooms
- Realistically Priced
- Corner Plot
- Five Bedrooms
- Bathroom & Ensuite
- 1346 SQ.FT.

This property offers excellent for money! Sat on a corner plot that enjoys total privacy and a south facing aspect, the house itself provides 1342 square feet of living accommodation comprising five bedrooms, three reception rooms and two bathrooms.

One of the largest houses in the area and certainly the largest detached house in its price range, internal viewing is highly recommended to appreciate the wealth of accommodation and gardens on offer. Perfect for families, the house even enjoys an enviable positioned tucked away in a quiet cul-de-sac that is within walking distance to local schools and amenities.

Inside the house would benefit from some cosmetic updating (a fact reflected in the competitive asking price) but is well-planned and ready to move straight into. Subject to status the property can be available with the added benefit of no chain delay.

Outside the gardens are a notable feature. There is an extended double driveway to front with additional hard standing to side for additional parking and large enough to fit a caravan/mobile home. The gardens to rear and side are enclosed and not overlooked with extensive lawns and patio areas ideal for families with young children.





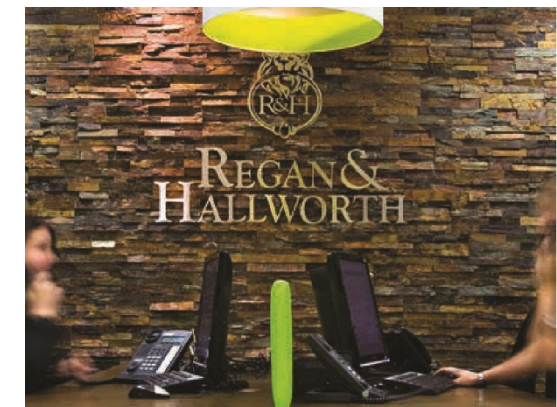


TOTAL FLOOR AREA : 1346 sq.ft. (125.0 sq.m.) approx.

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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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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