

FOR SALE

50, Burley Crescent, Winstanley, WN3 6LG



50, Burley Crescent, Winstanley , WN3 6LG

Exceptional three bed end-terrace home located along a popular street in Winstanley.



- Outstanding end-terrace family home
- Modern fitted open plan kitchen / dining
- Family bathroom / shower over bath
- Close to schools and amenities
- Great sized reception rooms
- Three good sized bedrooms
- Large front and rear gardens
- 721 SQ. FT.

Now available for sale and located along a popular street in Winstanley is this impressive, three bed end terrace property. Burley Crescent has been finished to a superb standard throughout offering spacious accommodation set over two floors.

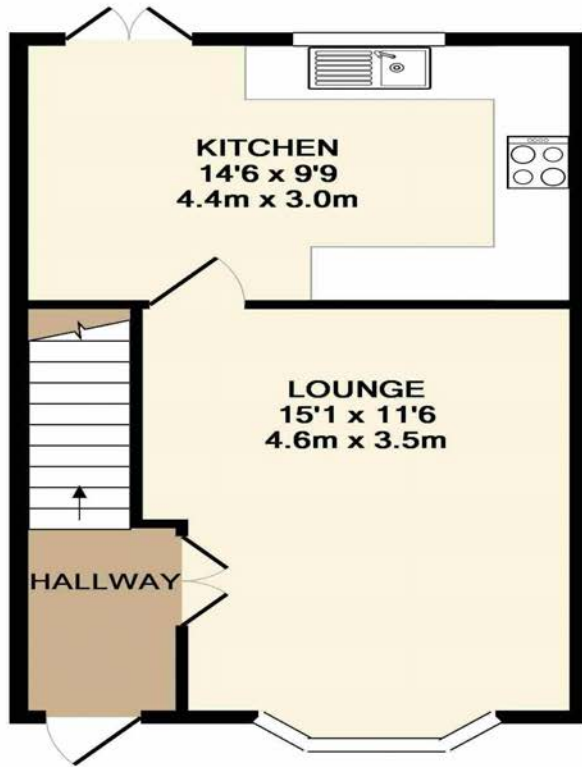
The property offers easy access to a range of local amenities, outstanding schools for all ages, public transport links and is just a short drive to several major motorway networks. In brief the accommodation comprises of entrance hallway with stairs leading to the first floor, large lounge / sitting room located to the front with bay window and then a good sized and open planned kitchen / dining room to the rear with the kitchen offering a range of wall, base and drawer units along with cooker, area for dining table and double doors leading out onto the rear gardens.

Up on the first floor the centrally located landing area opens to give access to a double master bedroom located to the front of the property, second double bedroom located to the rear, modern fitted family bathroom comprising of wc, sink and bath with shower over and then a third single bedroom.

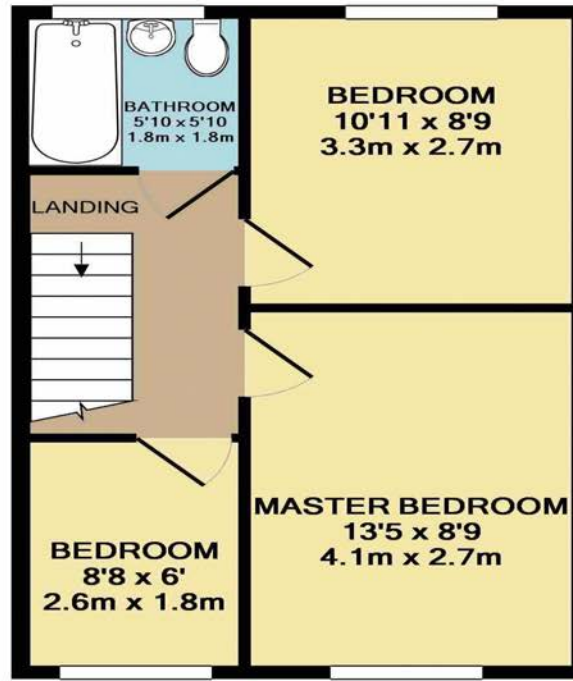
Externally the property has a lawned garden to the front whilst to the rear there is a large, private and enclosed garden which is flagged and has a bin store. Internal inspection is highly recommended to truly appreciate the deceptive size, great finish and outstanding location.







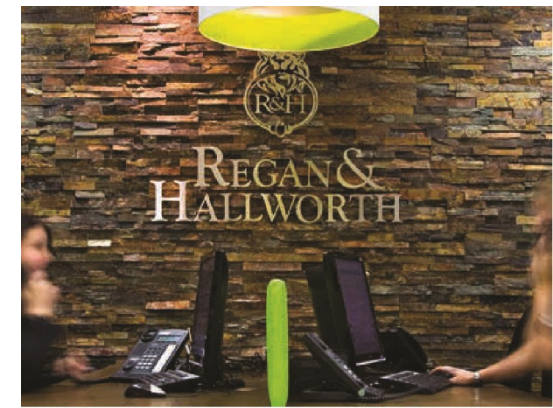
GROUND FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 353 SQ.FT.
(32.8 SQ.M.)

BURLEY CRESENT
TOTAL APPROX. FLOOR AREA 721 SQ.FT. (67.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2011



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

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.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.