

FOR SALE

5, Hamilton Road, Garswood, WN4 0SF

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996





## 5, Hamilton Road, Garswood, WN4 0SF

*Competitively priced home brimming with potential & available with no chain delay.*



- Competitively priced semi-detached
- Brimming with potential
- Across from Outstanding Primary School
- Available chain free
- 3 bedrooms / 1 reception room
- Highly sought after location
- Gardens to front & rear
- 971 SQFT

Enjoying a highly prized position along Hamilton Road in the sought after area of Garswood & offered to the market with the added benefit of no chain delay - this realistically priced semi-detached home offers superb potential and early viewings are highly recommended. The property itself totals 971 square feet of living space & internally is brimming with potential, making it ideal for any buyers seeking a purchase that they can upgrade & make their own.

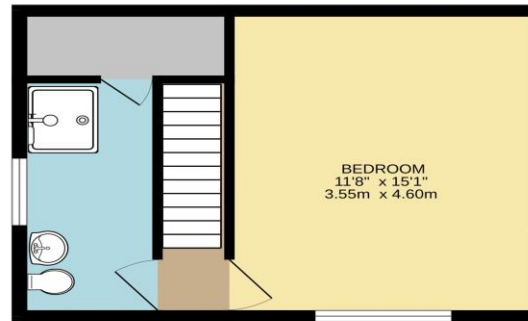
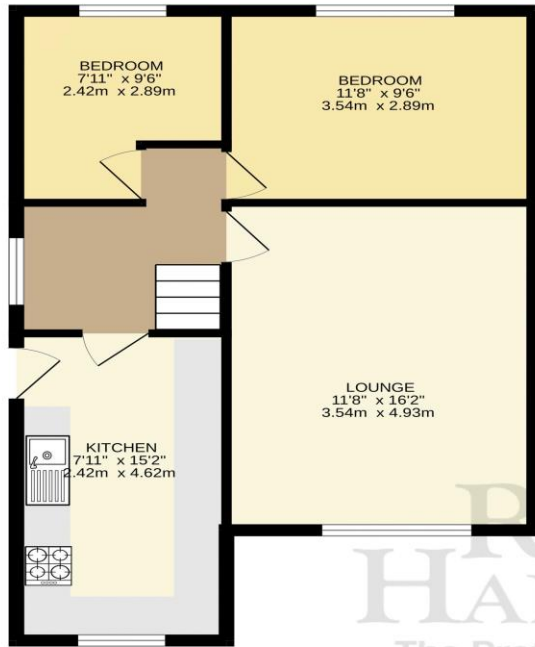
Internally, the home is set across two floors with the ground floor comprising; a hallway, main front lounge, two ground floor bedrooms / poss reception rooms plus a fitted kitchen. Upstairs there is one large double bedroom plus a principal shower room. Externally, the property rests within a good sized plot, with gardens that extend to the front & rear. There is space to extend here, should clients wish, plus there is a driveway which leads through to a detached garage.

Locally the home rests close to the area's acclaimed schools, (Garswood Primary which is rated OUTSTANDING is literally across the road) numerous amenities and some stunning walks and trails, plus Garswood Train Station. Early viewings are highly recommended. No chain delay.



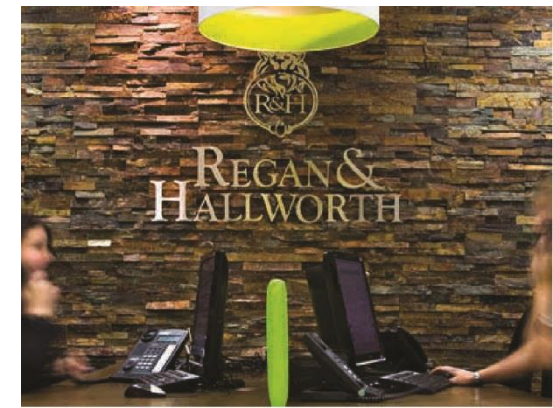






**TOTAL FLOOR AREA : 971 sq.ft. (90.2 sq.m.) approx.**

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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**WIGAN OFFICE**  
 4-6 Library Street, Wigan  
 Lancashire WN1 1NN  
 01942 205555  
[wigan@reganandhallworth.com](mailto:wigan@reganandhallworth.com)

**STANDISH OFFICE**  
 8 High Street, Standish  
 Wigan WN6 0HL  
 01257 473727  
[standish@reganandhallworth.com](mailto:standish@reganandhallworth.com)

**PARBOLD OFFICE**  
 5-7 Station Road, Parbold Village  
 Lancashire WN8 7NU  
 01257 464644  
[parbold@reganandhallworth.com](mailto:parbold@reganandhallworth.com)



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