

FOR SALE

2, Riverside Avenue, Whelley, WN1 3NU

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



2, Riverside Avenue, Whelley, WN1 3NU

Competitively priced home tucked away in a secluded setting overlooking woodland.



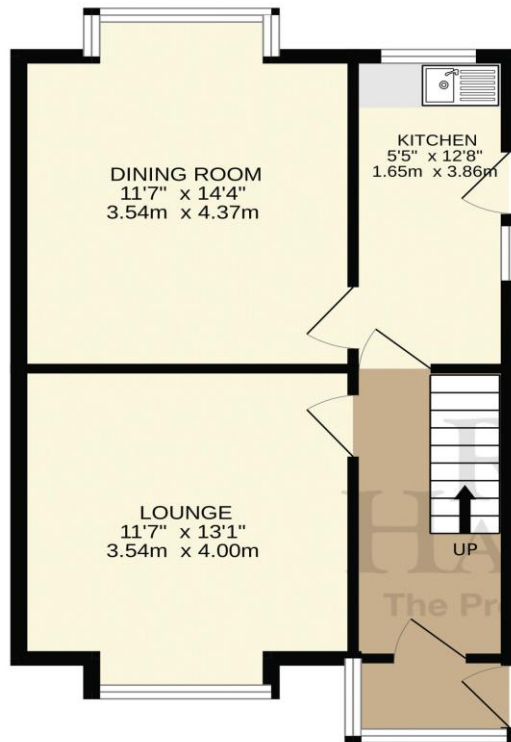
- Competitively priced home
- Quiet residential setting
- Highly prized area
- Viewings essential
- 3 bedrooms / 2 reception rooms
- Overlooking woodland
- Ideal start home
- 885 SQFT

Enviably tucked away in a beautiful and quiet little setting, overlooking mature trees to the front & offering close proximity to Wigan Town Centre, various amenities and Haigh Country Park - this lovely 1930s semi-detached home is located on the peaceful Riverside Avenue, a street where house rarely come available on the open market. The property itself has been very competitively priced for the current market, making it ideal for any first time buyer looking for a property they can put their own stamp on. It comprises in brief of; an entrance hallway, a main front lounge, rear dining room, a fitted kitchen, with three bedrooms upstairs and a principal bathroom suite. Outside there is a front & rear garden. Locally the property offers easy access into the pretty Bottling Wood & then into the stunning Haigh Hall Plantations & its hundreds of acres of wonderful woodland. Early viewings are highly recommended to appreciate the home on offer.

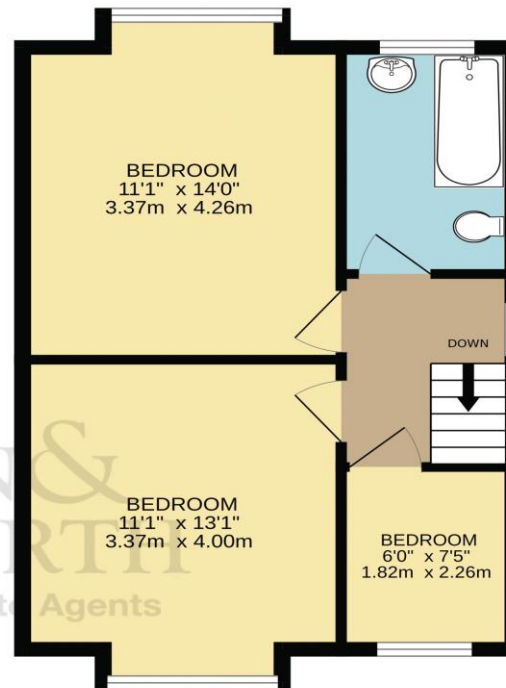




GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.

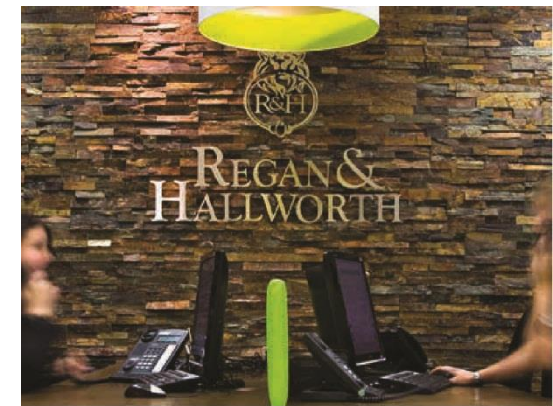


TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.

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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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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