

FOR SALE

89, Whelley, Whelley, WN1 3PU

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



89, Whelley, Whelley, WN1 3PU

Modernised 3 bed semi-detached house with spacious corner plot brimming with potential.



- BOOK A VIEWING TODAY
- Three bedroom semi-detached
- 10 minutes walk from town centre
- Newly fitted kitchen & bathroom
- Newly refurbished
- Corner plot
- Detached garage
- 884 SQ.FT. / No chain

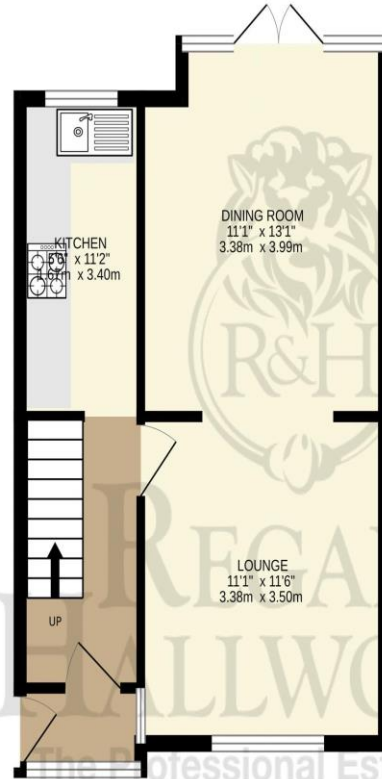
Boasting a corner plot with gardens to front, side and rear together with a detached garage - this three bedroom semi-detached house has just undergone a full scheme of internal refurbishment with a brand new fitted kitchen and bathroom making it ideal for first time buyers and / or investors. All the rooms have been plastered, freshly painted and finished in white with brand new carpets and flooring throughout. Positioned along the highly sought after main road in Whelley, the property is close to excellent local amenities as well as being less than 10 minutes walk from Wigan town centre, the bus station and both train stations.



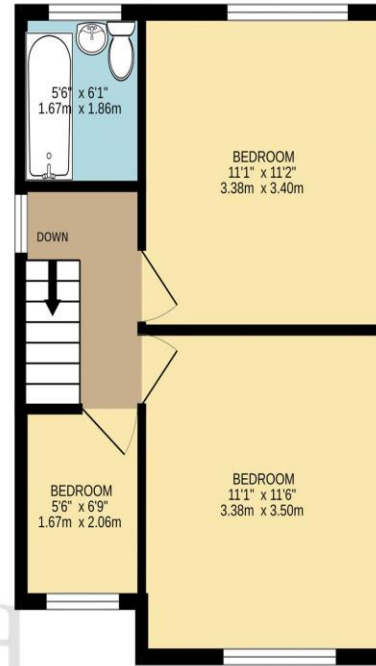
OUTBUILDING
122 sq.ft. (11.3 sq.m.) approx.



GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.

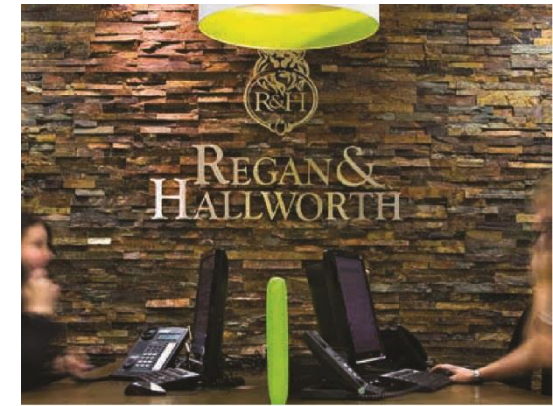


1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 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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