

**FOR SALE**

18, Lynton Avenue, Springfield , WN6 7PR

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996



## 18, Lynton Avenue, Springfield , WN6 7PR

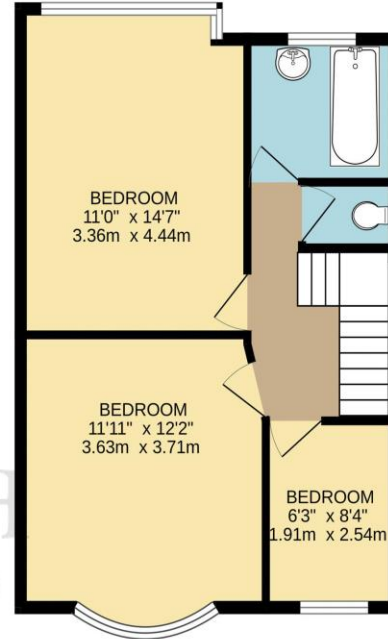
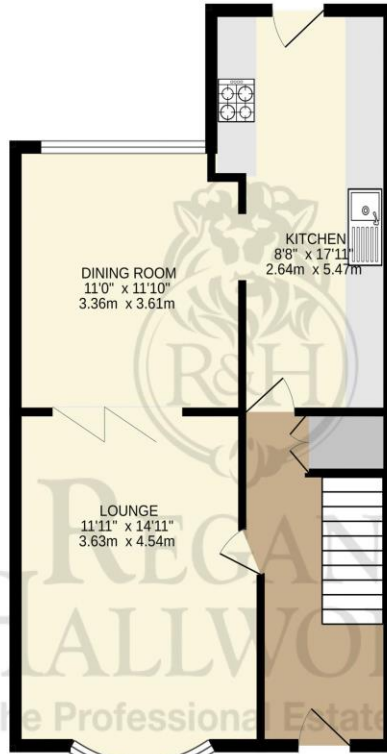
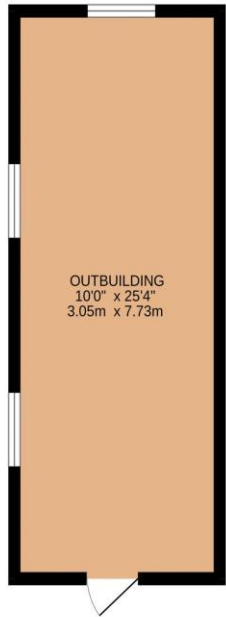
*Exceptional three bed semi-detached family home is truly outstanding gardens and outbuilding.*



- Exceptional period semi-detached home
- Great sized fitted kitchen with cooker
- Family bathroom / separate wc room
- SOLD WITH NO ONWARD CHAIN
- Superb sized reception rooms
- Three good sized bedrooms
- Large gardens / driveway / outbuilding
- 1276 SQ. FT.

This is an exciting opportunity to purchase a truly stunning, three bed, bay fronted period semi-detached family home located in the Springfield area of Wigan. Not only does Lynton Avenue offer 1276 square feet of accommodation, it also has an extremely large, mature garden along with a 25 foot long outbuilding which is currently being used as a home gym. The property is situated along a popular street in Springfield boasting easy access to a range of local amenities, schools for all ages, local parks, public transport links and is just a short drive to several major motorway networks. Now offered for sale with NO ONWARD CHAIN, this fantastic homes accommodation briefly comprises of spacious entrance hallway, large formal lounge / sitting room located to the front with bay window, good sized dining room located to the rear and then a good sized kitchen offering a range of wall, base and drawer units. Up on the first floor the centrally located landing area opens to give access to a large master double bedroom located to the front with feature bay window, second double bedroom located to the rear, third good sized single bedroom, cloak room wc and then a family bathroom comprising of sink unit and bath with shower over. Externally Lynton Avenue has a walled garden area with mature plants and shrubs along with driveway. To the rear there is a truly amazing private, south facing and secure garden that has been lovingly maintained which has a large paved patio area which then leads up to an even larger lawned garden area stocked with a range of mature plants, shrubs and trees, there is another patio area to the far end of the lawn. There is also a large, detached outbuilding which is currently being used as a home gym but could easily be turned into a summer house. / home office. Internal inspection is highly recommended to truly appreciate the deceptive size, stunning gardens and outstanding location.



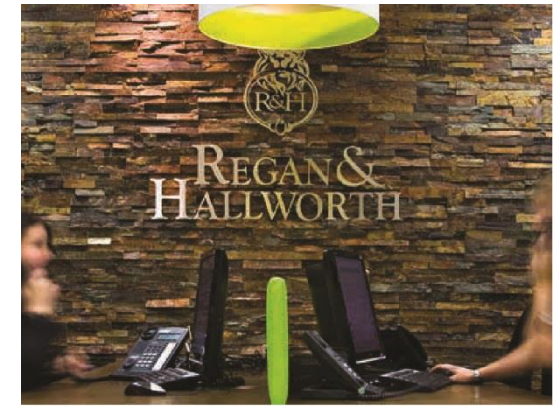


TOTAL FLOOR AREA : 1276 sq.ft. (118.5 sq.m.) approx.

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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