

89, Little Lane, Goose Green, WN3 6PZ

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

ESTD  
1996



## 89, Little Lane, Goose Green, WN3 6PZ

*Competitively priced mid terrace home with large rear garden & no chain delay.*



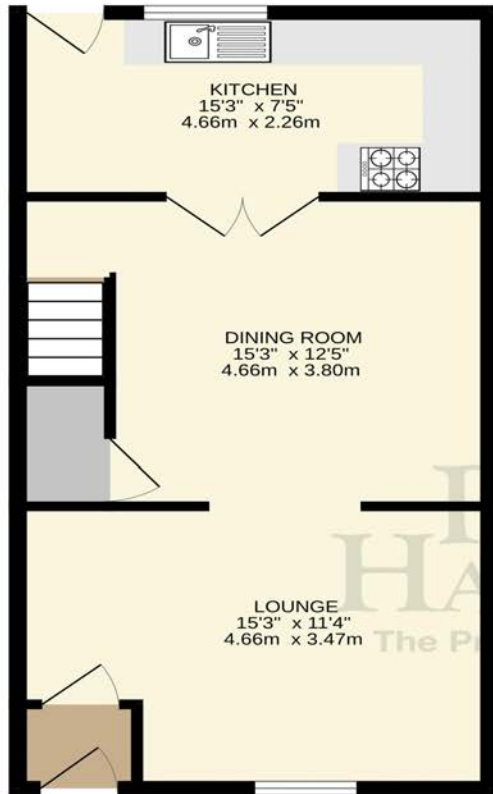
- Competitively priced mid terrace home
- Superb potential
- Large rear garden plot
- Parking to the rear
- 2 bedrooms / 2 reception rooms
- Quiet cul-de-sac setting
- Available chain free
- 842 SQFT

Offered to the market with the added benefit of no chain delay and enviably located along a quiet & highly prized cul-de-sac that conveniently rests close to various shops & amenities, plus a short drive from the M6 - this spacious mid terrace home boasts the unusual feature of a large additional rear garden & would be suitable for a wide range of buyers; from investors seeking something that has lots of potential, to any first time buyers looking for a property that they can put their own stamp on.

The home internally is set across two floors that in brief comprise; a hallway, two generously sized reception rooms, with a fitted kitchen extension to the rear. Upstairs there are two good sized bedrooms plus a principal bathroom suite. Externally, the plot here is a key feature of the property with the rear benefiting from off road parking & a particularly large cottage-style rear garden (such a rarity with most terrace houses). The rear also enjoys a sunny south facing aspect and therefore sun all day. Early viewings are highly recommended to appreciate the potential here. No chain delay.





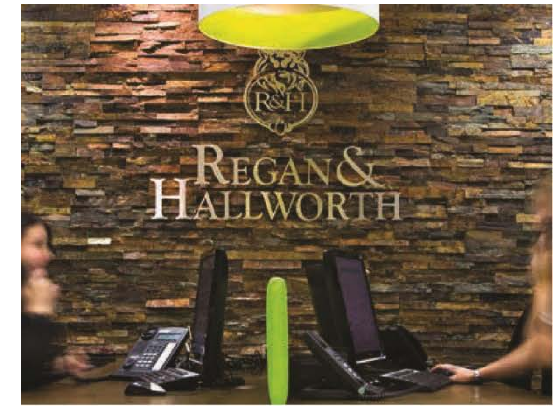


TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.

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.  
Made with Metroplex ©2024



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.



**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](http://www.reganandhallworth.com)