

52b, Ashbourne Avenue, Whelley, WN2 1AH

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

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1996



## 52b, Ashbourne Avenue, Whelley, WN2 1AH

Truly stunning NEW BUILD three bed semi-detached family home located in the popular area of Whelley.

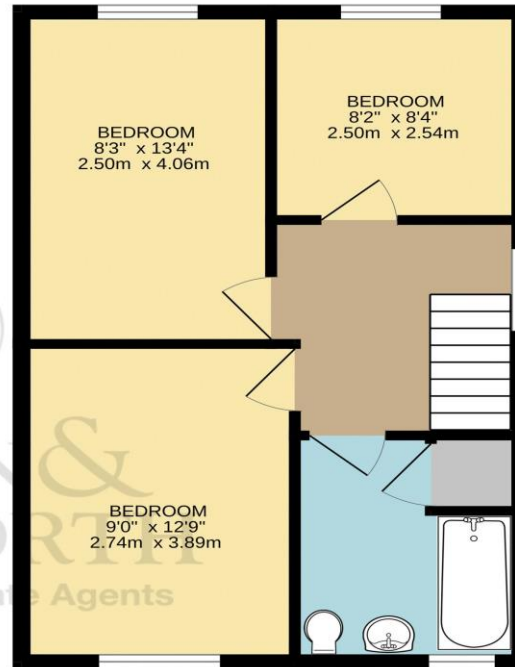
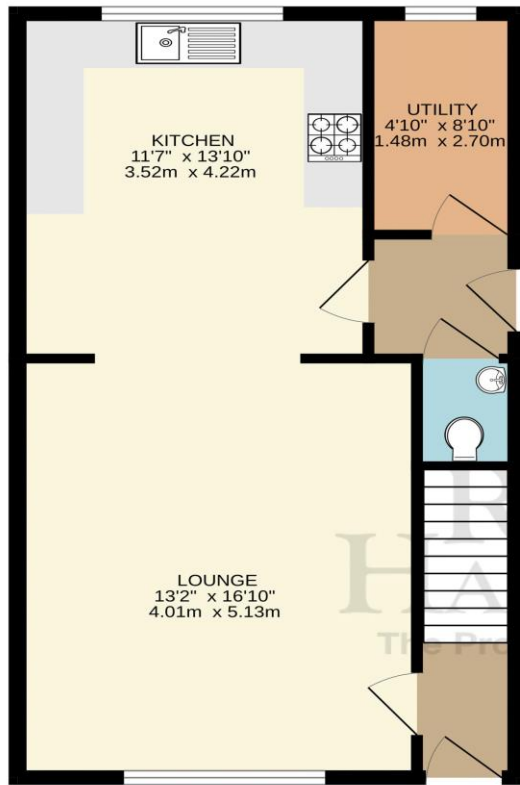


- New build semi-detached family home
- Great sized reception rooms
- Three good sized bedrooms
- NO ONWARD CHAIN
- Exceptional fixtures and fittings
- Modern open plan kitchen / dining
- Parking and good sized gardens
- 931 SQ. FT.

Now available for sale and located in the ever-popular area of Whelley in Wigan is this truly stunning, three bed, semi-detached NEW BUILD family home. The developers of Ashbourne Avenue have really gone to town on this pair of semi-detached houses with high spec fixtures and fittings along with exceptional sized rooms ideal for the growing family or first-time buyer looking for a turnkey home. The properties are situated close to a range of local amenities, schools, public transport links, town centre and are just a short drive to several major motorway networks. Internally the properties have been finished to an exceptionally high standard with the accommodation briefly comprising of entrance hallway, large formal lounge / sitting room located to the front with a large open plan kitchen / dining room located to the rear. The stunning fitted kitchen boasts integral appliances and then an inner hallway which leads into a utility room and cloakroom/wc. Up on the first floor the centrally located landing area opens to give access to a large master double bedroom located to the front of the property, second double bedroom located to the rear, third smaller double bedroom and then a modern fitted family bathroom comprising of wc, sink unit and then bath with shower over. As you would expect from a new build property the home comes with double glazed windows and doors, gas saving energy efficient boilers and also have solar panels fitted to the roof and electric car charging points. Externally the property has off road parking to the front with a driveway and then a secure private rear garden with lawn and patio area. Internal inspection is highly recommended to truly appreciate the deceptive size, outstanding finish and superb location.





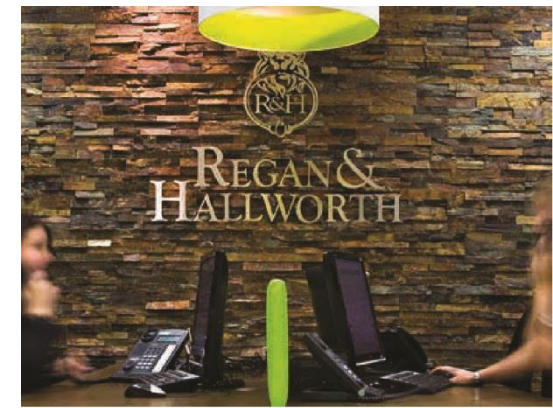


TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.

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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