

FOR SALE

10, Riverside Avenue, Whelley, WN1 3NU

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



10, Riverside Avenue, Whelley, WN1 3NU

Substantial detached home tucked away in a private setting with generous 1 / 3 acre plot



- Spacious detached family home
- Individually designed
- Generous 1 / 3 acre plot
- Available chain free
- 5 bedrooms / 2 reception rooms
- Secluded private setting
- Superb potential
- 2095 SQFT

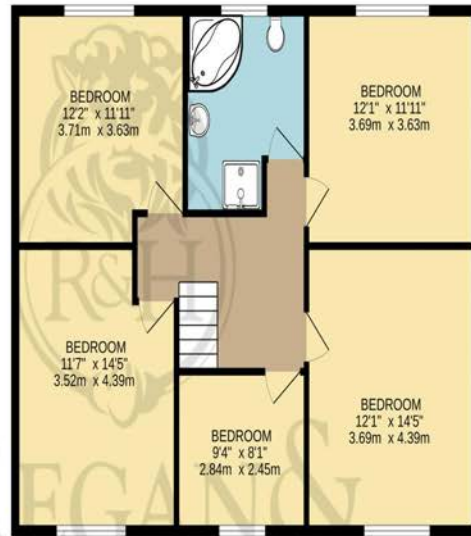
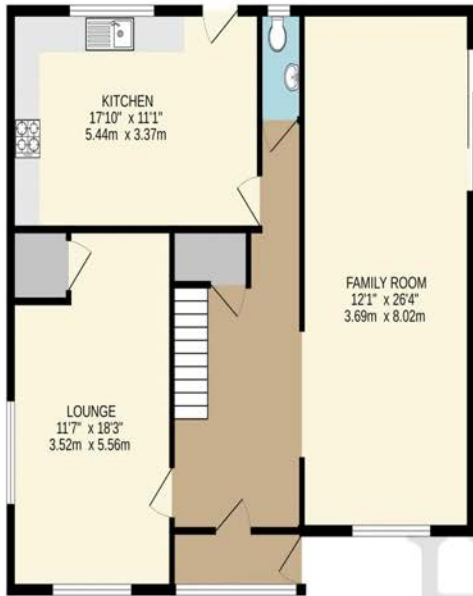
Enviably positioned right at the very bottom of Riverside Avenue & resting within a substantial, mature plot that extends to approx 1 / 3 acre - this totally unique, individual detached family home is also offered to the market with the added benefit of no chain delay.

Enjoying a quiet, tucked-away position in the popular area of Whelley with complete privacy and seclusion, the home is unlike anything else on the market right now. Set across two floors and extending to a very generous 2095 square feet of living space that simply must be viewed to be fully appreciated, the home internally has been beautifully maintained throughout, though offers great potential for any clients seeking a property they can make their own. In brief this superb family home comprises; a welcoming entrance hallway, generous 26ft main lounge, a second reception room and fitted kitchen. Upstairs, there are five generously proportioned bedrooms plus a family bathroom suite.

Externally the gardens & plot here are a key feature of the home - the stunning plot is mature, totally private & well stocked. The gardens wrap around three sides of the home and the setting has a genuinely peaceful feel to it. There is a spacious driveway too which provides parking for numerous vehicles & gives access to the large detached garage. Even though the house is already notable spacious, the plot provides various options to extend the home, should clients wish & subject to necessary planning permission. Locally, the property is a short walk to the picturesque Plantations & Bottling Wood, plus numerous pretty walks & some highly acclaimed local schools. The property is also a within easy reach of Wigan Town Centre. Early viewings are highly encouraged. No chain delay. FREEHOLD.





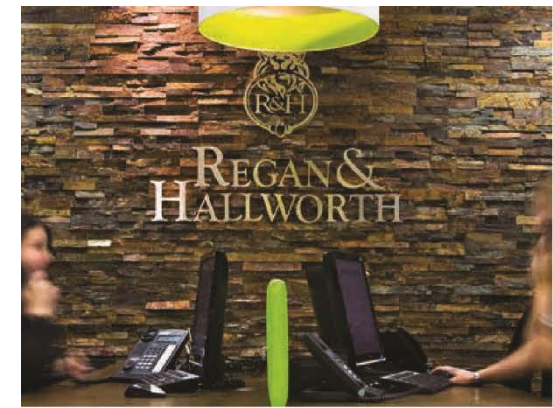


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TOTAL FLOOR AREA : 2095 sq.ft. (194.7 sq.m.) approx.

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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