

116, Walthew Lane, Platt Bridge, WN2 5AW

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



116, Walthew Lane, Platt Bridge, WN2 5AW

Spacious two bed mid terrace property located close to schools and amenities.

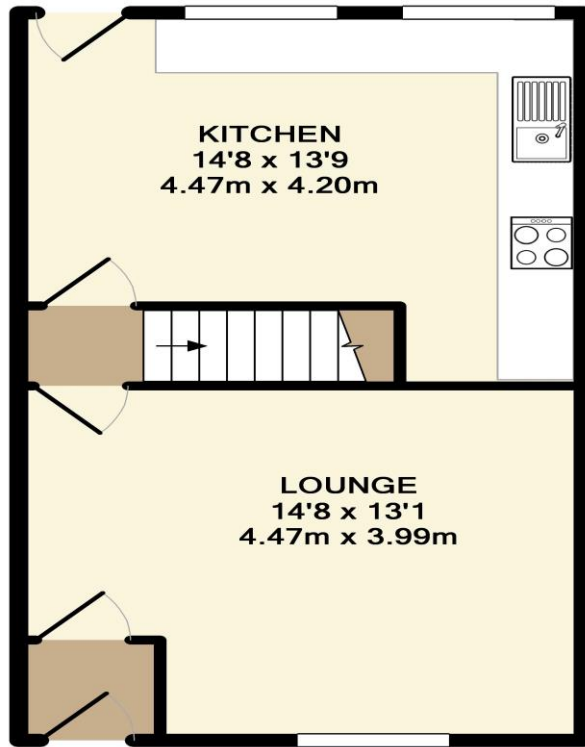


- Good sized mid-terrace home
- Open plan kitchen / dining room
- Modern four piece family bathroom
- Close to schools and amenities
- Good sized reception rooms
- Two goods sized double bedrooms
- Front and rear gardens
- 788 SQ.FT

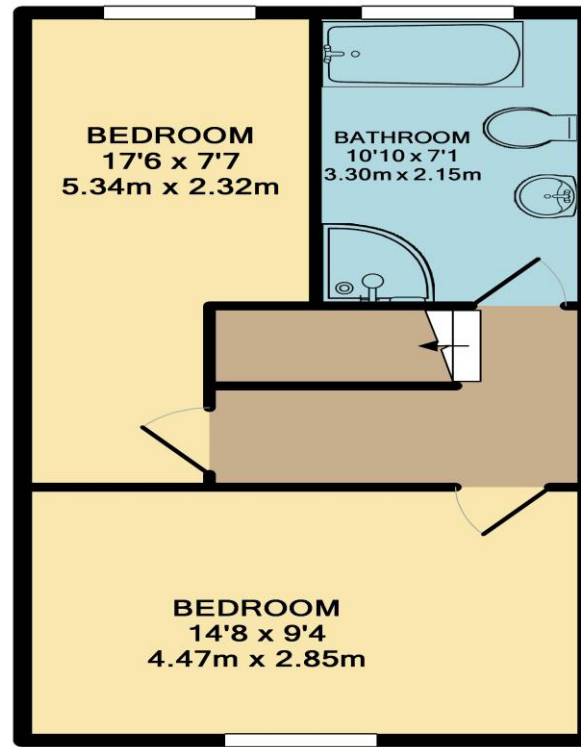
Now available for sale and located in the ever-popular area of Plat Bridge is this spacious, two bed garden fronted mid-terrace home. The property would make an ideal first-time buyer's home or an excellent investment opportunity. There is a current tenant living in the property which provides an annual return of just over 6%. Walthew Lane boasts easy access to a range of local amenities, schools, public transport links and is just a short drive to several major motorway networks. Internally the property has been finished to a good standard and in brief comprises of entrance hallway, large lounge / sitting room located to the front of the property and then a spacious open plan kitchen / dining room located to the rear with the kitchen offering a range of wall, base and drawer units along with cooker. Up on the first floor there are two good sized double bedrooms one to the front and the other to the rear and then a modern fitted family bathroom comprising of wc, sink unit bath and separate shower unit. Externally the property has a yard style garden to the front and an enclosed good sized yard area to the rear. Internal inspection is recommended to appreciate the properties size, finish and excellent location.







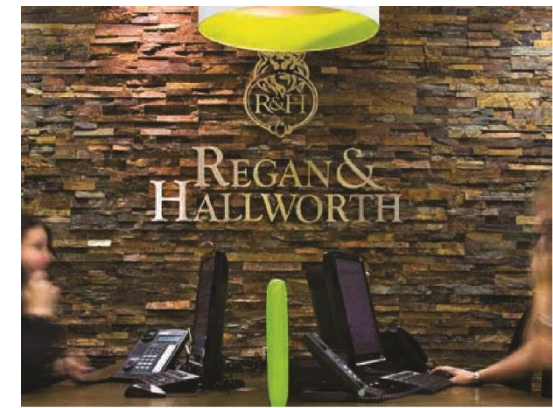
GROUND FLOOR
APPROX. FLOOR
AREA 394 SQ.FT.
(36.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 394 SQ.FT.
(36.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 788 SQ.FT. (73.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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