

FOR SALE

28, Heyes Avenue, Rainford , WA11 8AR

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



28, Heyes Avenue, Rainford , WA11 8AR

Outstanding recently renovated three bed semi-detached family home located in Rainford.

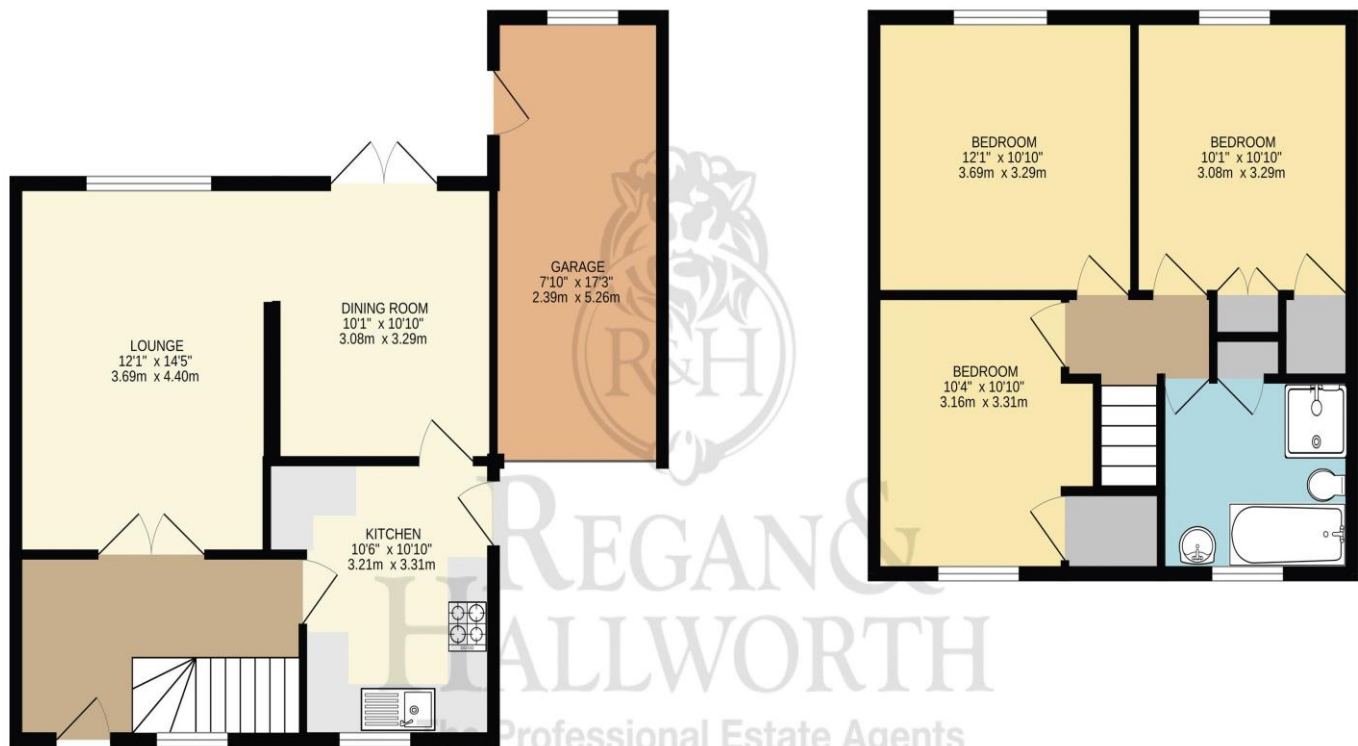


- Outstanding semi-detached family home
- Modern newly fitted kitchen with cooker
- Newly fitted four piece family bathroom
- SOLD WITH NO ONWARD CHAIN
- Spacious open plan reception rooms
- Three large double bedrooms
- Large gardens front and rear / drive / garage
- 1097 SQ. FT.

This is a fantastic opportunity to purchase a truly stunning three bed, semi-detached family home located along a popular street in Rainford. Heyes Avenue has recently been FULLY RENOVATED giving this outstanding property a very modern and contemporary feel and is now offered for sale with NO ONWARD CHAIN. The property sits close to the village centre which offers a range of amenities along with excellent public transport links, outstanding schools for all ages and is just a short drive to several major motorway networks. In brief, the accommodation comprises of spacious entrance hallway with stairs leading to the first floor, large formal lounge / sitting room located to the rear overlooking the gardens, great sized dining room with double doors leading out onto the patio area and then a modern, newly fitted kitchen boasting a range of wall, base and drawer units and integral cooker and hob. Up on the first floor there three excellent sized double bedrooms and a modern fitted family bathroom comprising of wc, sink unit bath and separate shower unit. Externally Heyes Avenue has a mature and well-maintained garden with lawn and well stocked borders, there is a driveway with attached single garage with electric door. To the rear there is a stunning, private garden with patio area, lawn and well stocked borders. Internal inspection is highly recommended to truly appreciate the deceptive size, exceptional finish and outstanding location.







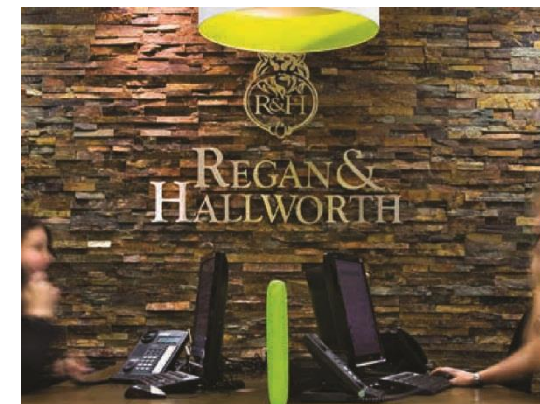
TOTAL FLOOR AREA : 1097 sq.ft. (101.9 sq.m.) approx.

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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