

FOR SALE

4, Lawrence Court, Wigan, WN2 5RX

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



4, Lawrence Court, Wigan, WN2 5RX

A lovely 3 bed family home with conservatory and a modern fitted kitchen & bathroom.

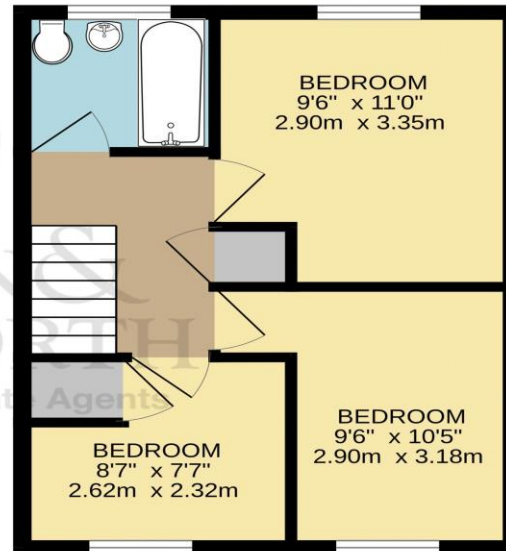
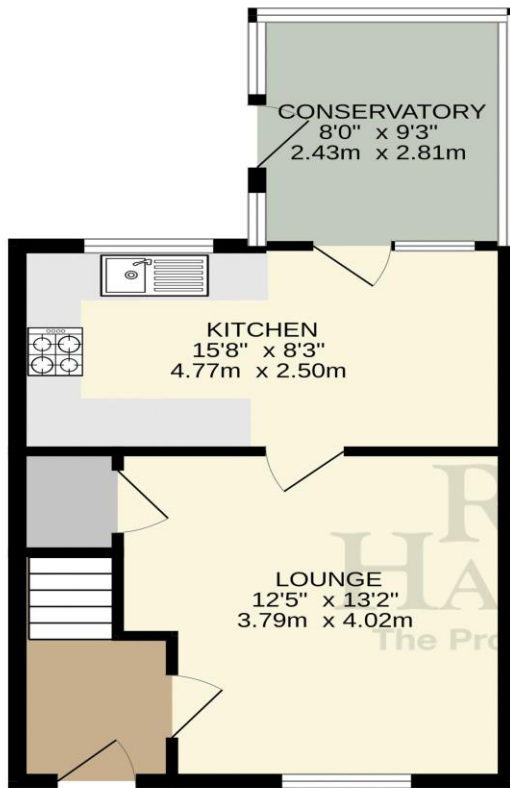


- Modern town house (Freehold)
- Smart conservatory extension
- South-west facing rear garden
- Gas central heating / Double glazing
- Three bedrooms
- Superb fitted kitchen & bathroom
- Off road parking
- 743 SQ.FT.

Enviably located on a small, modern development in the heart of Abram, this superb 3-bedroom home is perfectly situated for local amenities, including the school and park, both just a short walk away. Ideal for a variety of buyers, from first-time homeowners to downsizers, this property also appeals to investors seeking an easy-to-let family home. The house features a modern conservatory extension, providing an additional sitting room that overlooks a walled rear garden which enjoys a sunny south-westerly aspect. The well-presented accommodation includes a recently updated kitchen diner and a fully tiled bathroom. The property enjoys a pleasant outlook onto a private street and benefits from off-road parking. Additional highlights of this charming home include a spacious lounge with a feature fireplace, solid wood internal doors on the ground floor, high levels of insulation, full double glazing, and a modern gas central heating system with a combination boiler. With no chain delay, early viewings are highly recommended and available 7 days a week.





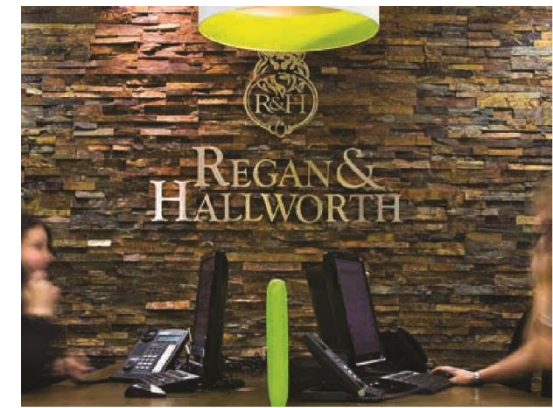


TOTAL FLOOR AREA : 743 sq.ft. (69.1 sq.m.) approx.

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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