

13, Helvellyn Road, Wigan, WN5 9UP



## 13, Helvellyn Road, Wigan, WN5 9UP

*Substantial semi-detached home offering a generous 1053 SQFT & no chain delay.*



- Substantial semi-detached home
- 3 bedrooms / 1 reception room
- Generous amount of floorspace
- Freshly decorated throughout
- All new floorings
- Large rear garden
- Available chain free
- 1053 SQFT

Offered to the market with the added incentive of no chain delay & benefitting from a fresh scheme of decoration & newly laid floorings throughout - this larger than average semi-detached home also rests on a very spacious overall plot with potential to extend, should clients wish.

Totalling a very generous 1053 square feet of contemporary living space, the property itself would be ideal for any first time buyers / young families seeking a property that not only offers considerable size, but is also ready for someone to simply move in and start unpacking. In brief the property comprises; a hallway, large front lounge, an upgraded fitted kitchen diner to the rear which is almost 20ft in length. Upstairs there are three good sized bedrooms and a new, stylishly presented principal bathroom suite.

Outside there is a private rear enclosed garden which is notably large plus outbuildings including a store and wc. Our clients have also added a fixed gazebo to the rear too. To the front our clients have created a driveway & added gates (note - the kerb hasn't yet been dropped to the front, so can't officially be classed as a driveway) Viewings are highly recommended. No chain delay.





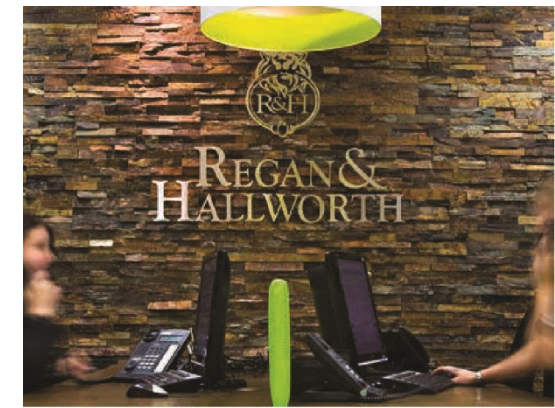


TOTAL FLOOR AREA : 1053 sq.ft. (97.8 sq.m.) approx.

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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