

FOR SALE

18, Toogood Lane, Wrightington, WN6 9PL

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



18, Toogood Lane, Wrightington, WN6 9PL

Extended 3 bed terrace cottage in delightful semi-rural location



- Traditional terrace cottage
- Double storey extension to rear
- Interior in need of modernisation
- Pleasant open aspects front & rear
- Prestigious semi-rural location
- Three bedrooms
- Gas central heating / Double glazing
- 820 SQ.FT. / No chain

This attractive row of traditional built cottages enjoys a prime location in one of the area's most desirable rural settings. Set well back from the roadway behind long driveways the cottages enjoy lovely rural aspects to the front and rear, yet the properties are well placed for the nearby M6 motorway and the excellent Toogood Farm Shop, located just 500 meters away. Already extended to the rear but requiring modernisation this property offers buyers an ideal opportunity to put their own stamp on a spacious 3 bed home in a highly exclusive area.

A double storey extension has increased the internal living space to a very respectable 820 square feet with a comfortable bay windowed living room with a focal fireplace, an extended kitchen space that offers lots of room to cook & dine with a full sized bathroom downstairs. The upper floor offers three well-proportioned bedrooms that all enjoy lovely rural outlooks.

Outside there is a substantial garden with ample off road parking and a lawn to the front plus a fully enclosed garden with lawn and garden shed to rear. The rear enjoys a pleasant outlook over paddocks with horses. Available with no chain delay, other benefits include gas central heating and full double glazing.



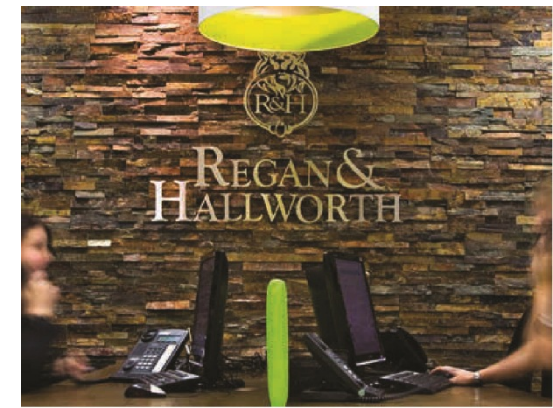




TOTAL FLOOR AREA : 820 sq.ft. (76.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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