

84, Balcarres Avenue, Whelley , WN1 3UT

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



84, Balcarres Avenue, Whelley , WN1 3UT

Exceptional two bed semi-detached true bungalow located in the popular area of Whelley.



- Semi-detached true bungalow
- Great sized reception rooms
- Fitted kitchen with cooker
- Wet room style bathroom
- Two good sized double bedrooms
- Gardens / driveway / garage
- NO ONWARD CHAIN
- 871 SQ. FT.

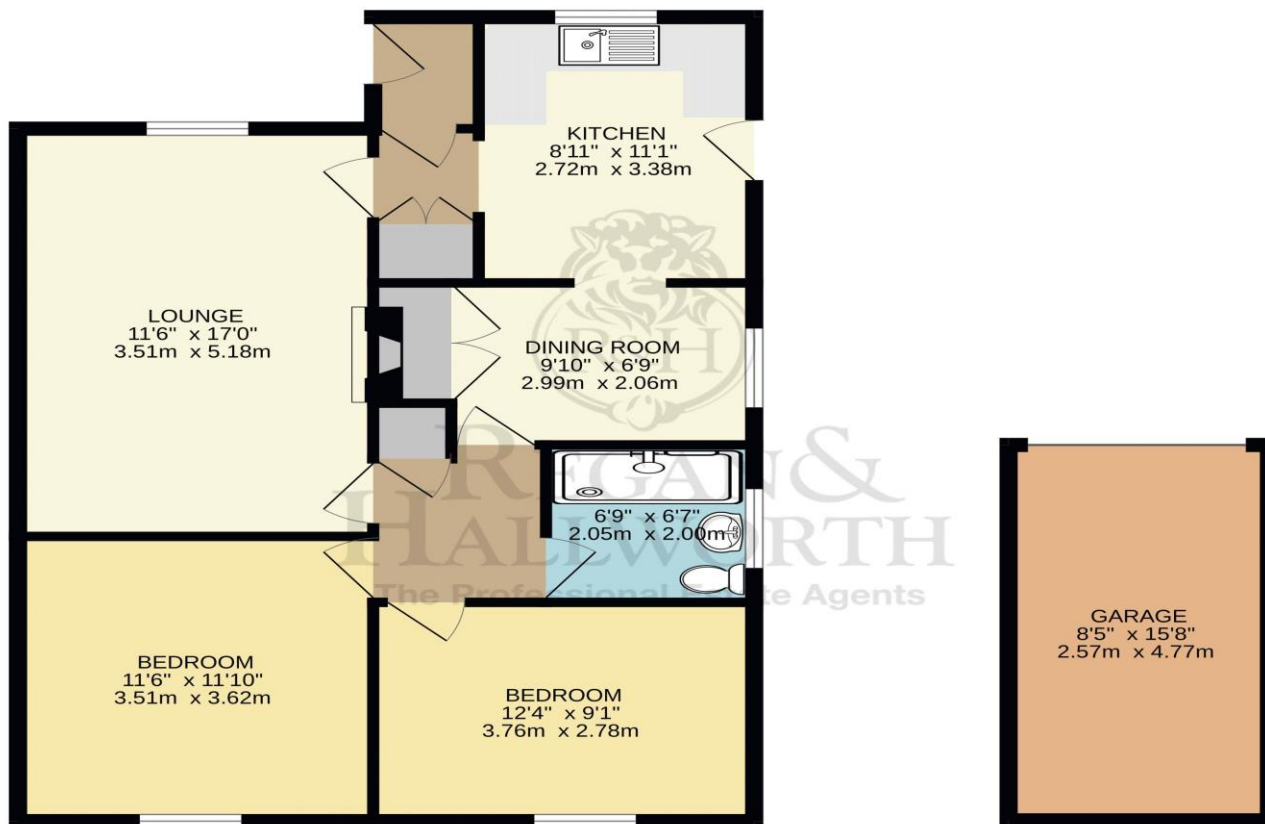
Now available for sale and offered with NO ONWARD CHAIN is this excellent, two bed semi-detached true bungalow. Balcarres Avenue is situated in the popular area of Whelley, close to local amenities, town centre, public transport links and just a short drive to several major motorway networks. Internally the property offers entrance hallway, fitted kitchen offering a range of wall, base and drawer units, dining room and a good-sized formal lounge / sitting room. There is a modern fitted family bathroom which has been turned into a wet room along with wc and sink unit, there are then two good sized double bedrooms. Externally the property has a gated front garden and driveway which leads down the side of the property to a detached single garage. To the rear there is a good sized enclosed garden with patio area.

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. **Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****



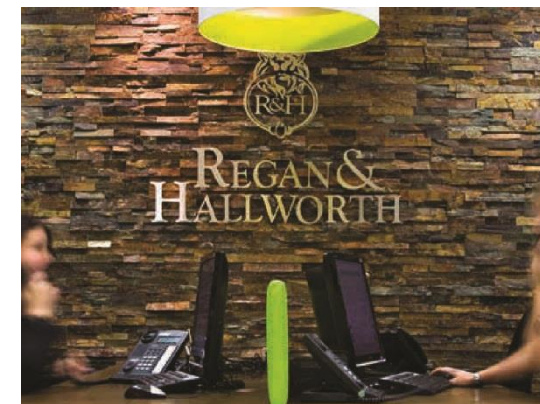


GROUND FLOOR
871 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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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