

43, Merton Road, Highfield , WN3 6AT

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

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43, Merton Road, Highfield , WN3 6AT

Superb three bed semi-detached family home located in the popular area of Highfield.



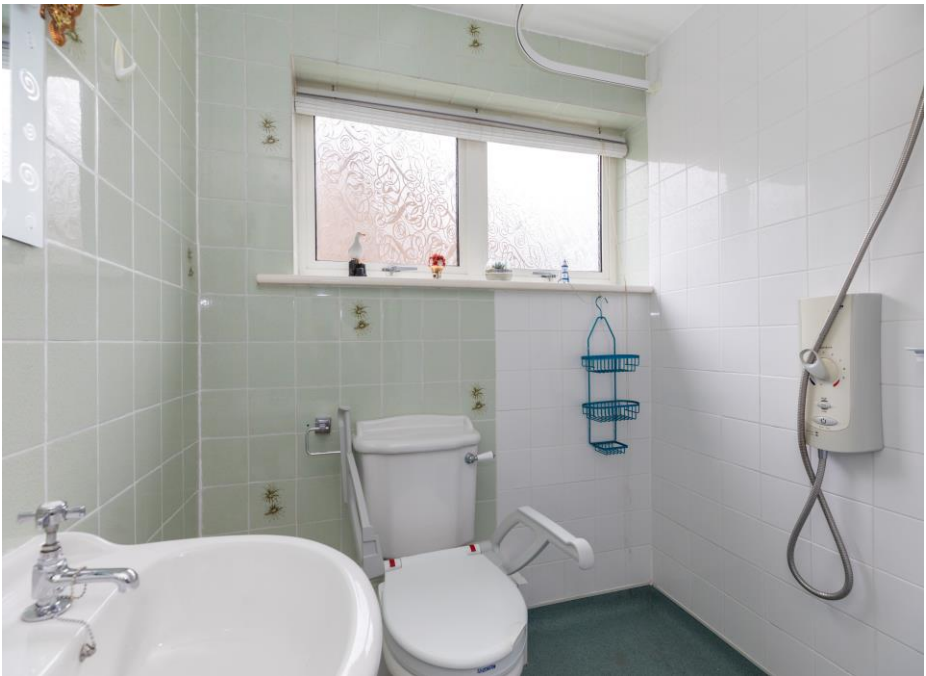
- Fantastic semi-detached family home
- Open plan kitchen / dining
- Fitted family bathroom
- Driveway and garage
- Great sized reception room
- Three good sized bedrooms
- Front and rear gardens
- SOLD WITH NO ONWARD CHAIN / 867 SQFT

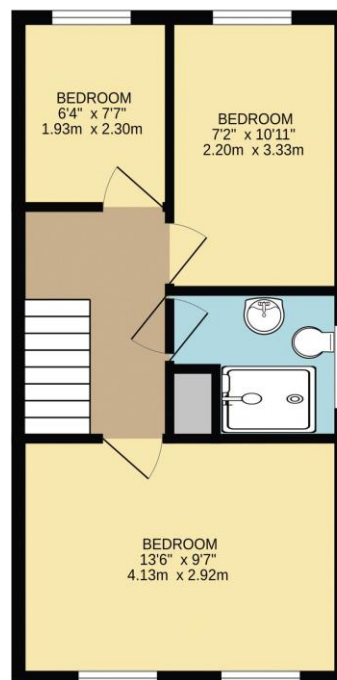
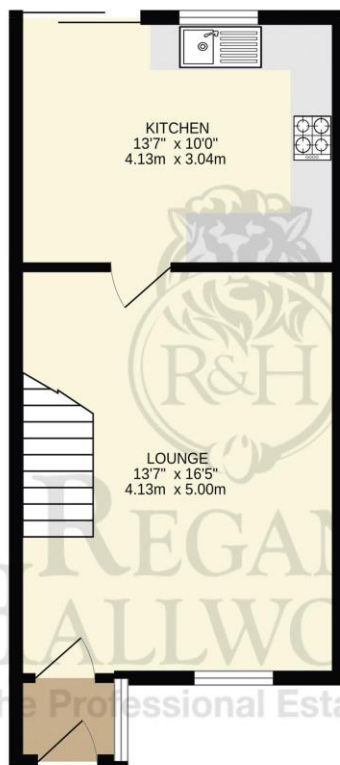
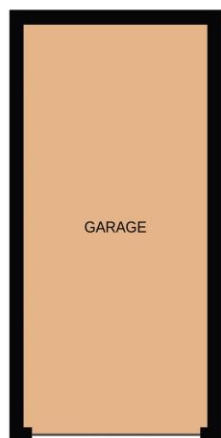
Now available for sale and offered with NO ONWARD CHAIN is this three-bed semi-detached family home. Merton Road is located in the ever-popular area of Highfield in Wigan, close to a range of amenities, schools, public transport links including train station and is just a short drive to several major motorway networks.

Internally the property is in need of modernization but once finished would make a superb first-time buyer's home or one for the growing family. Internally the accommodation briefly comprises of entrance porch, formal lounge / sitting room located to the front with an open plan kitchen / dining room to the rear. Up on the first floor the centrally located landing area opens to give access to two good sized double bedrooms, third single bedroom and then a family bathroom.

Externally the property benefits from gardens to the front and to the rear along with driveway and garage. Inspection is recommended to truly appreciate the excellent potential, good sized room and outstanding location.







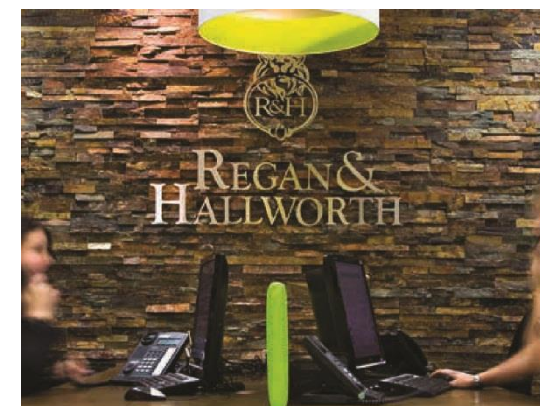
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TOTAL FLOOR AREA : 867 sq.ft. (80.6 sq.m.) approx.

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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