

**FOR SALE**

99, Tunstall Lane, Pemberton, WN5 9HR

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

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99, Tunstall Lane, Pemberton, WN5 9HR

Superbly presented starter home with spacious rear landscaped plot & 858 SQFT.



- Stunning mid terrace home
- Contemporary open plan design
- Spacious rear plot
- Sunny south-westerly aspect
- 2 bedrooms / 2 reception rooms
- Extended to the rear
- Option of off road parking
- 858 SQFT

Beautifully presented throughout and totalling a generous 858 square feet of simply stunning living space, this superb mid terrace home would be ideal for a first time buyer seeking a turn-key home they can just move straight into.

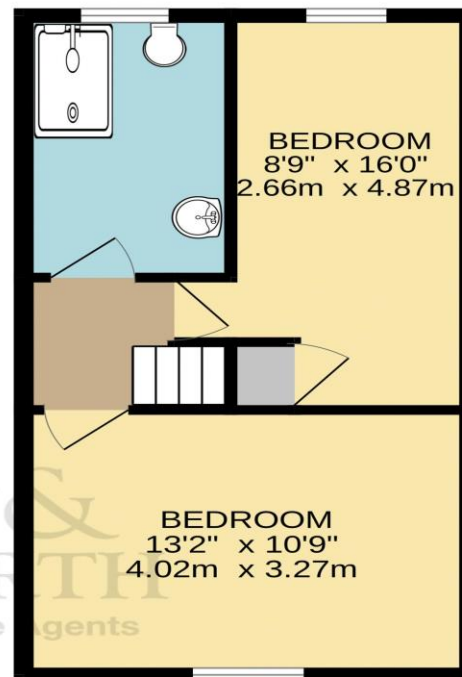
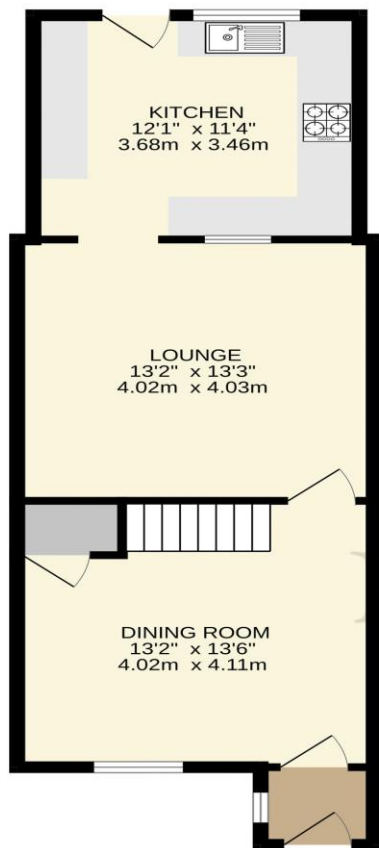
This elegant property is a credit to the current owners & in brief comprises; a front porch & dining room, a lovely rear lounge with superb feature log burner. This in turn flows into the rear kitchen extension which is finished in a range of integrated appliances. Upstairs, the home offers two good sized bedrooms plus a stunning principal bathroom suite with walk-in shower.

Externally, the home enjoys considerable kerb appeal, with the rear being much larger than average & benefitting from a decked & flagged patio area and gated access with off road parking. Locally the home rests just a short walk to Pemberton Train Station, plus the area's numerous shops, amenities & M6 / M58 motorways. Viewings are essential.



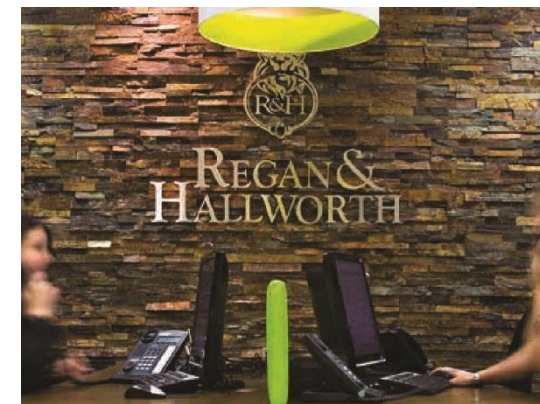






TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.

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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**WIGAN OFFICE**  
4-6 Library Street, Wigan  
Lancashire WN1 1NN  
01942 205555  
wigan@reganandhallworth.com

**STANDISH OFFICE**  
8 High Street, Standish  
Wigan WN6 0HL  
01257 473727  
standish@reganandhallworth.com

**PARBOLD OFFICE**  
5-7 Station Road, Parbold Village  
Lancashire WN8 7NU  
01257 464644  
parbold@reganandhallworth.com



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