

FOR SALE

325, Wigan Lane, Whitley , WN1 2RD

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



325, Wigan Lane, Whitley , WN1 2RD

Substantial detached true bungalow offering 1551 SQFT available with no chain delay



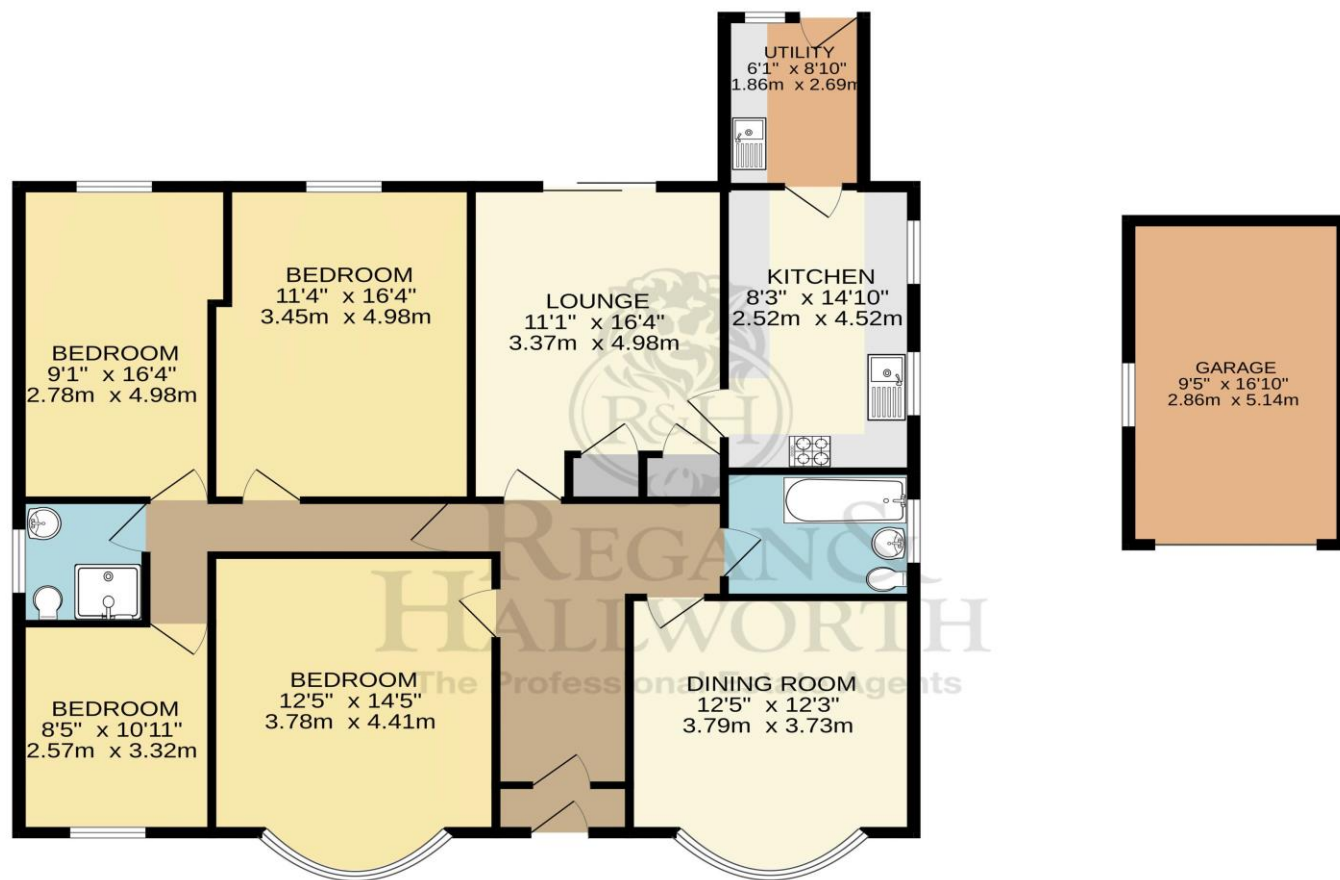
- Substantial detached true bungalow
- Generous amount of floorspace
- Ideal one floor living
- Available chain free
- 4 bedrooms / 2 reception rooms
- Prestigious main road position
- Lovely rear garden
- 1551 SQFT

Enviably located along the prestigious Wigan Lane & offered to the market with the added benefit of no chain delay - this impressive, individual detached true bungalow should appeal to a wide range of clients - though any retired buyers seeking the convenience of one floor living really should take a much closer look. The home itself has been significantly extended & remodelled from its original design & as a result now totals a very sizeable 1551 square feet of pretty 1930s living space, making it larger than many 4 bed detached homes. The bungalow has a lovely, traditional feel to it & in brief comprises; a welcoming inner hallway, a main lounge to the rear, dining room with feature bay window, a fitted kitchen & useful utility room (which has the potential to be knocked through and made more open plan). There are four possible bedrooms, a principal family bathroom suite plus a separate shower room too. Externally the home rests on a generous overall plot. The rear garden is totally private & not overlooked whatsoever, enjoying pleasant aspects. To the side is a driveway which provides ample off road parking & leads through to the detached brick garage. Locally, the bungalow is positioned close to both Wigan & Standish Town Centres, plus the picturesque Haigh Hall Country Park and numerous transport links. The property is also offered to the market with the added convenience of no chain delay.

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.

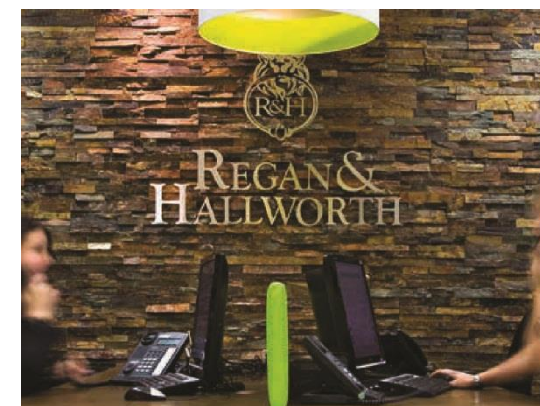






TOTAL FLOOR AREA : 1551 sq.ft. (144.1 sq.m.) approx.

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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