

**FOR SALE**

16, Cambridge Way, Wigan, WN1 3EN

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

ESTD  
1996





## 16, Cambridge Way, Wigan, WN1 3EN

*Fantastic three-bedroom accommodation in a lovely quiet residential setting.*



- Good solid family home
- Newly fitted kitchen diner
- South facing rear garden
- 10 mins walk from town centre
- Three good-sized bedrooms
- Modern freshly decorated lounge
- Peaceful car-free street
- 908 SQ.FT. / Freehold

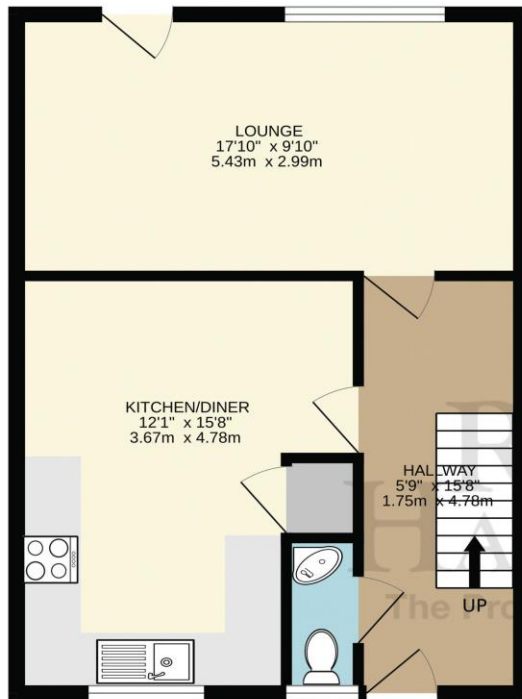
Realistically priced to encourage a quick sale, Cambridge Way offers fantastic three-bedroom accommodation in a lovely quiet residential setting just 10 minutes' walk from Wigan town centre. Nestled on a peaceful car-free street, this house enjoys a serene location yet is only a short walk from all the amenities you need, including bus and rail stations, an indoor market, shops, and restaurants, as well as several excellent primary schools and Deanery Secondary School. Key Features include gas central heating, double glazing and vehicle access to the rear with off-road parking and private gardens at both the front and rear of the property. The rear garden is particularly advantageous, offering privacy and a sunny south-facing aspect. The interior is spacious and thoughtfully laid out and features a welcoming hallway and a convenient ground-floor WC, a modern newly fitted kitchen diner at the heart of the home, perfect for family meals and entertaining and a freshly plastered and decorated living room situated at the rear of the house, providing direct access to the south-facing rear garden. Upstairs there are three good-sized bedrooms with each bedroom offering ample space for family members or guests plus a well-appointed family bathroom. Cambridge Way provides an exceptional opportunity for those looking to purchase a well-priced home in a quiet yet convenient location. With its spacious interior, modern amenities, and private gardens, it offers everything a family could need. Early viewings are highly recommended to fully appreciate all that this property has to offer.



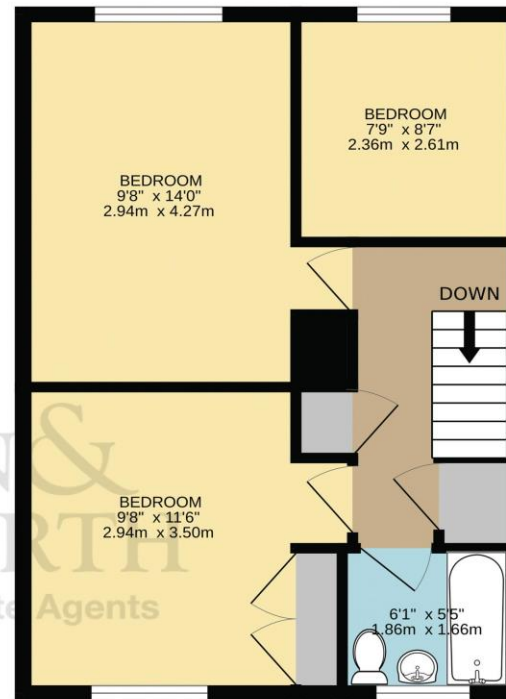




**GROUND FLOOR**  
454 sq.ft. (42.2 sq.m.) approx.



**1ST FLOOR**  
454 sq.ft. (42.2 sq.m.) approx.

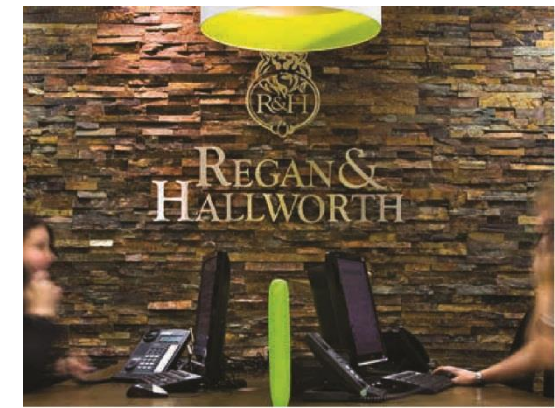


**TOTAL FLOOR AREA : 908 sq.ft. (84.4 sq.m.) approx.**

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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