

FOR SALE

4, Neville Street, Platt Bridge, WN2 5BL

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



4, Neville Street, Platt Bridge, WN2 5BL

Quality home with stunning vaulted ceiling extension & much improved ground floor.



- Beautiful traditional terrace home
- Stylish vaulted ceiling extension
- Quality bathroom suite
- Stunning, landscaped rear garden
- 3 bedrooms / 2 reception rooms
- Ideal starter home property
- Sunny south facing aspect
- 808 SQFT

The perfect starter home property that has been extended and much improved, boasting a superior open plan ground floor design that should prove very popular with modern buyers tastes. This stunning, 1930s terrace home enjoys lots of eye-catching kerb appeal courtesy of its pretty, traditional bay & would be ideal for any first time buyers or young families getting onto the property ladder. Internally the home has undergone considerable change over recent years.

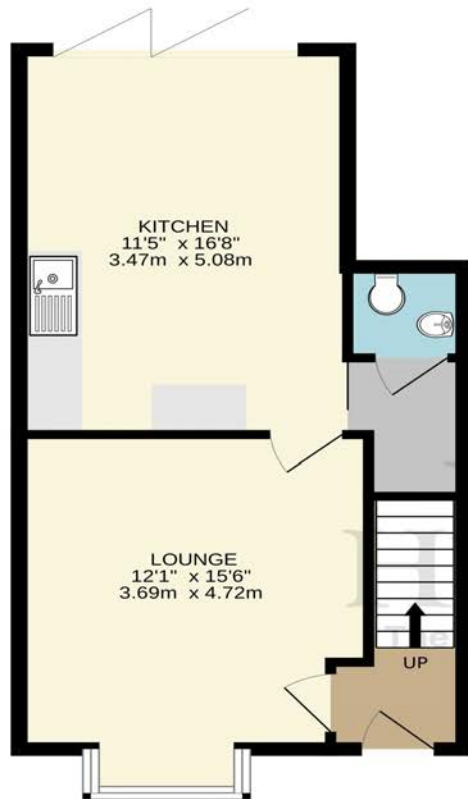
The home is set across two floors comprising; an entrance hallway, pretty main front lounge with feature fireplace & smart shutter blinds, plus a stylish & extended kitchen diner which incorporates a full width vaulted ceiling extension with bi-folding doors that boast inset blinds. Off the kitchen is a trendy pocket-door giving access to a downstairs wc / cloaks. Upstairs the property provides three bedrooms & a contemporary principal shower room.

Externally, the home has a good sized rear enclosed garden that is low maintenance and fully landscaped, finished with a mixture of block paving and Indian Stone flags. The rear also enjoys a sunny southerly aspect. The property is warmed by gas central heating & the boiler is just 2 years old. Locally, the home rest close to the area's various shops, amenities transport links and schools. Early viewings are highly recommended on this excellent first time buyer property.

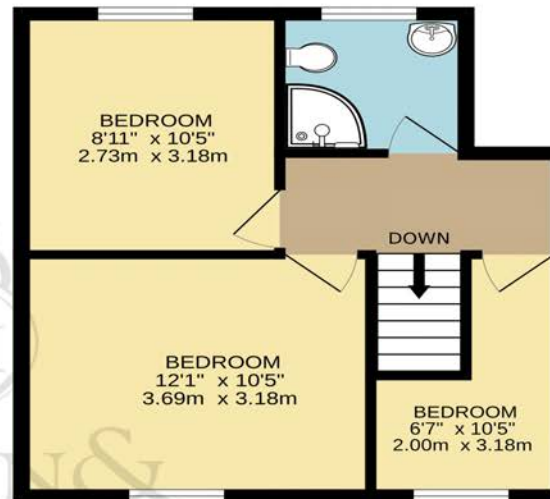




GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 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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