

**FOR SALE**

12, Bronte Close, Worsley Mesnes, WN3 5TG

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

ESTD  
1996



## 12, Bronte Close, Worsley Mesnes, WN3 5TG

*A newly refurbished two bed semi-detached house in corner of private cul-de-sac.*



- Lovely 2 bed semi-detached house
- Fully modernised & no chain
- New fitted kitchen & bathroom
- Private gardens & ample parking
- Quiet corner of cul-de-sac
- Conservatory
- Freshly decorated & new flooring
- 631 SQ.FT. / Freehold

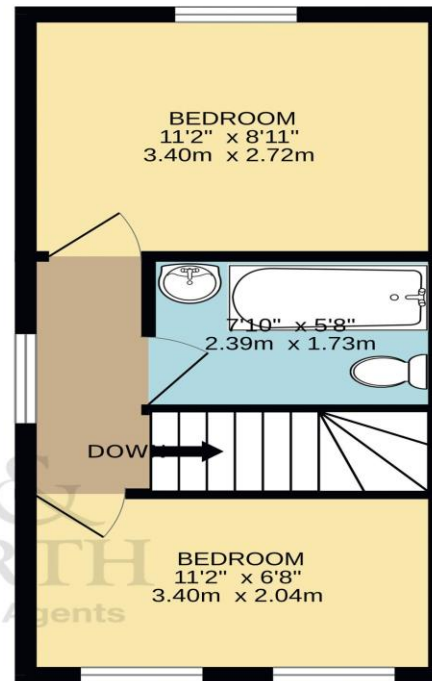
This newly modernised two bedroom semi-detached house has been completely updated with all new fixtures and fittings inside including a brand new fitted kitchen & bathroom, freshly decorated rooms and new high quality flooring throughout meaning it is ideal for buyers looking for a home they can move straight into and simply unpack. Tucked away in a quiet cul-de-sac this two-bedroom semi-detached house sits on a spacious corner plot amidst a neighbourhood experiencing extensive redevelopment and investment and would be ideal for a wide range of buyers including first time buyers, down-sizers and savvy investors. Considering the substantial investment and redevelopment currently underway in the vicinity, there is a strong possibility for a considerable appreciation in the property's fundamental value. Viewing is highly recommended and will reveal a stylish open plan design downstairs comprising a front kitchen fitted with a range of modern kitchen units incorporating new fitted cooker, hob and extractor hood over, a good sized rear lounge that leads into a uPVC conservatory which provides another family room or dining area overlooking the rear garden. Upstairs there are two bedrooms and a three piece bathroom. Outside the property enjoys being tucked away in the corner of a private cul-de-sac position with ample off road parking and a spacious fully enclosed rear garden which benefits from a newly installed decked patio, new fencing and a spacious garden shed. An economical, low maintenance home it enjoys a good energy efficiency rating. Other benefits include double glazing and gas central heating.



GROUND FLOOR  
358 sq.ft. (33.3 sq.m.) approx.

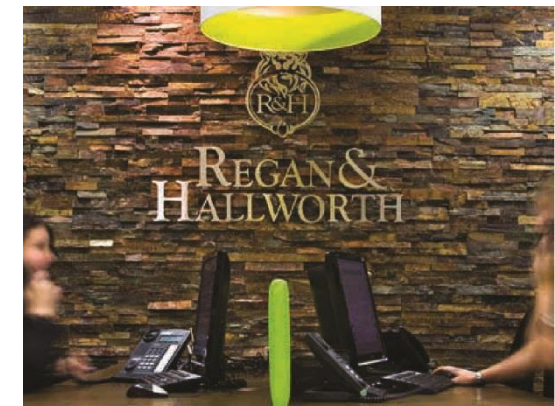


1ST FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.6 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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