

FOR SALE

18, Davy Road, Abram , WN2 5YX

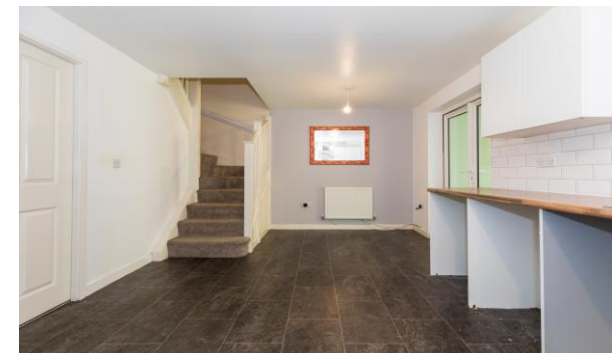
REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



18, Davy Road, Abram , WN2 5YX

Outstanding extended semi-detached family home located on a popular development in Abram.

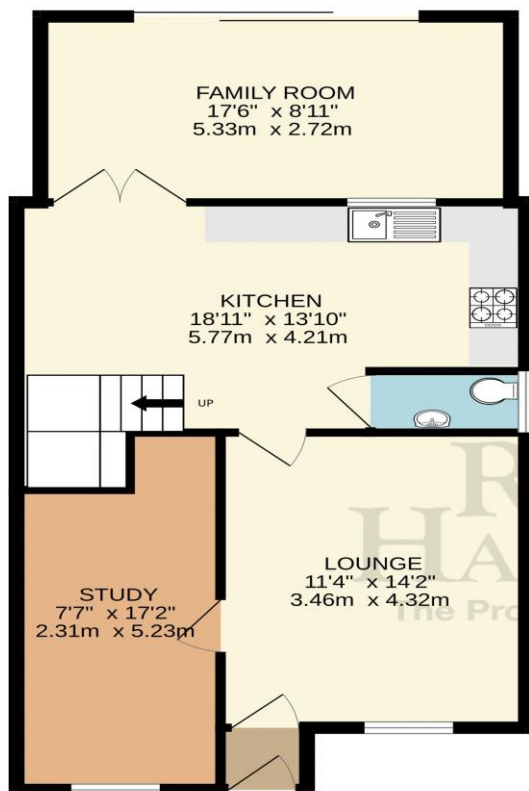


- Stunning semi-detached home
- Smart rear extension
- Highly prized location
- Private rear garden
- 3 bedrooms / 1 reception room
- Impressive amount of floorspace
- Ideal family home
- 1127 SQFT

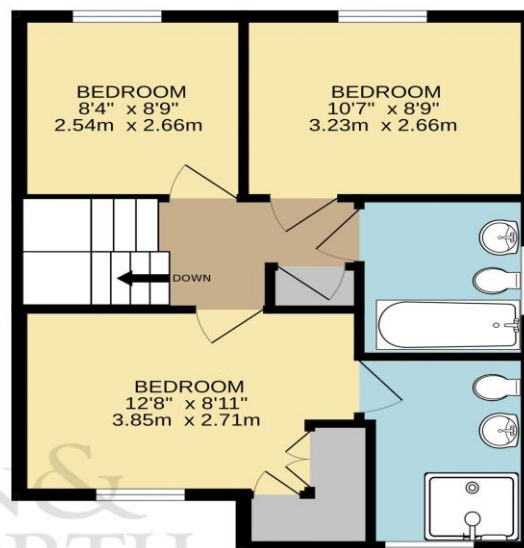
An exceptional and extended semi-detached family home which has been enhanced considerably from its original design to create a simply stunning living space that needs to be viewed internally to be fully appreciated. Benefiting from a full width rear extension with sleek sliding patio doors that open out onto the rear garden, the home is larger than many four bed detached in the area. In brief the home comprises a main hallway with wc / cloaks & access into a study which was the original integral garage which has been converted. There is a large front lounge / sitting room with the spacious remodelled open kitchen diner at the rear, beyond which is the stylish family room which overlooks the garden. Upstairs, there are three excellent sized bedrooms, with a stunning en-suite to the master plus a superb principal bathroom suite, whilst externally the landscaped gardens are mainly lawned & have a patio area for sitting out, plus the home enjoys a pleasant rear aspect backing onto mature trees. To the front is a driveway which provides off road parking. Viewings are essential on this stunning home. .



GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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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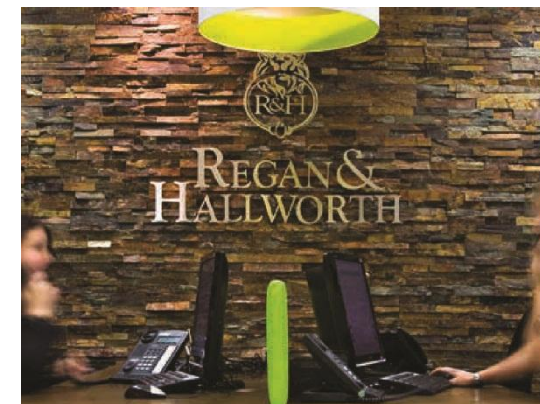
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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