

FOR SALE

4, Sedgefield Drive, Beech Hill, WN6 8QG

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

 ESTD
1996



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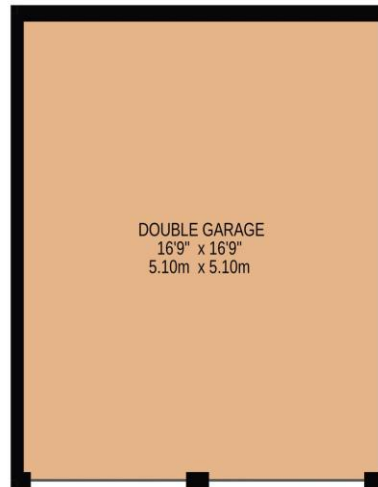
Substantial detached true bungalow with spacious cul-de-sac position & no chain delay.



- Substantial detached true bungalow
- Ideal for retired clients
- Generous overall plot
- Available chain free
- 2 bedrooms / 2 reception rooms
- Quiet cul-de-sac setting
- Double detached garage
- 1119 SQFT

Enviably located right at the bottom of a quiet little-known cul-de-sac & boasting a superior, corner position with a generous & private plot - this impressive, double-fronted true bungalow would be the ideal purchase for any retired clients seeking the convenience of one floor living or for anyone seeking a property they could extend & make their own as the property would benefit from some modernisation. Located on the popular Sedgefield Drive, this handsome property enjoys considerable kerb appeal & is offered to the market with the added incentive of no chain delay. Internally, the home is brimming with potential throughout, comprising in brief of; an entrance hallway, large main lounge, a dining room, fitted kitchen, 2 good sized bedrooms & a principal bathroom suite. Externally, the plot here is another key feature of the bungalow, with the spacious & private rear garden located to the front and the rear. There is a generous driveway which leads to a spacious double detached garage at the rear plus there is ample room here to extend the bungalow on any side (subject to necessary planning). The home rests conveniently close to the area's various shops, amenities & bus links. Early viewings are essential. No chain delay.





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TOTAL FLOOR AREA : 1119 sq.ft. (104.0 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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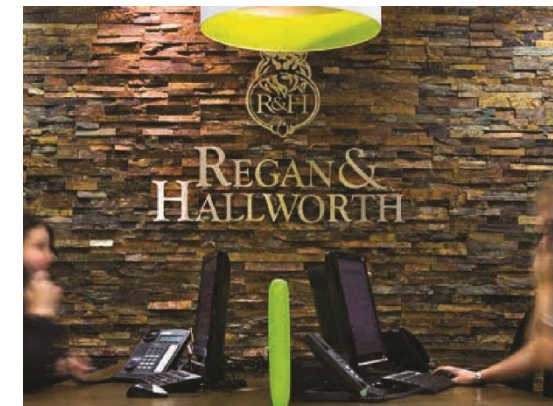
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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