

FOR SALE

19, Smethurst Lane, Pemberton , WN5 8BG

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

 ESTD
1996



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Generously sized former police house with spacious plot & no onward chain



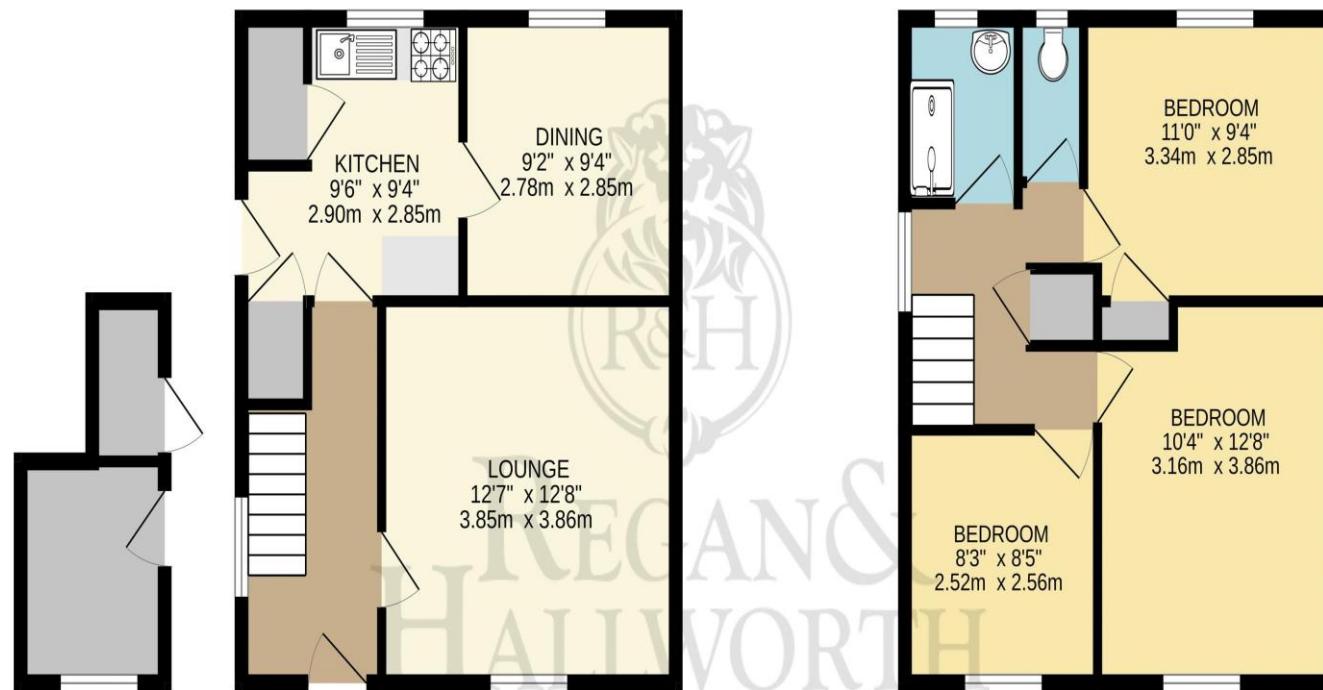
Enjoying lots of eye catching kerb appeal & boasting considerable value for money for today's busy market - this well appointed former police house would be the ideal purchase for a wide range of clients, from young professionals looking to get onto the property ladder, to any clients downsizing and seeking genuine value for today's busy market. Resting on a particularly impressive overall plot, with potential to extend to the side, (should clients wish) the home extends to a generous 883 square feet of living space & early inspection is essential. Internally, the property has been really well maintained over the years with the decor light & clean, though the home is perfect for someone wanting to come in and put their own stamp on it. In brief comprising; an internal hallway, main front lounge, a fitted kitchen to the rear & separate dining room (which has the potential to be knocked through, creating a more open plan design). Upstairs there are three large bedrooms plus a newly installed contemporary shower room & separate wc. Externally the plot here is a key selling feature of the home, with the rear & side gardens being mature, spacious & beautifully landscaped, plus the rear enjoys a westerly aspect & therefore lots of late summer sun. Locally, the property is conveniently a short walk from Pemberton Train station which provides links to both Liverpool & Manchester, whilst various shops, Pemberton Centre, Wigan Town Centre & the M58 / M6 are close too. Early viewings are highly recommended on this excellent starter home. No chain delay.



- Spacious semi-detached home
- Generous corner plot
- Ideal starter home
- No chain delay
- 3 bedrooms / 1 reception room
- Potential to extend
- Close to shops / transport links
- 883 SQFT



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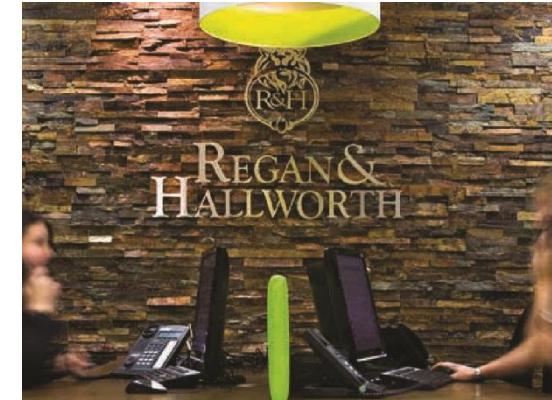
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TOTAL FLOOR AREA : 883 sq.ft. (82.0 sq.m.) approx.

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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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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