

FOR SALE

304, Scot Lane, Wigan, WN5 9TA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Spacious and fully renovated three-bedroom house on large south facing corner plot.



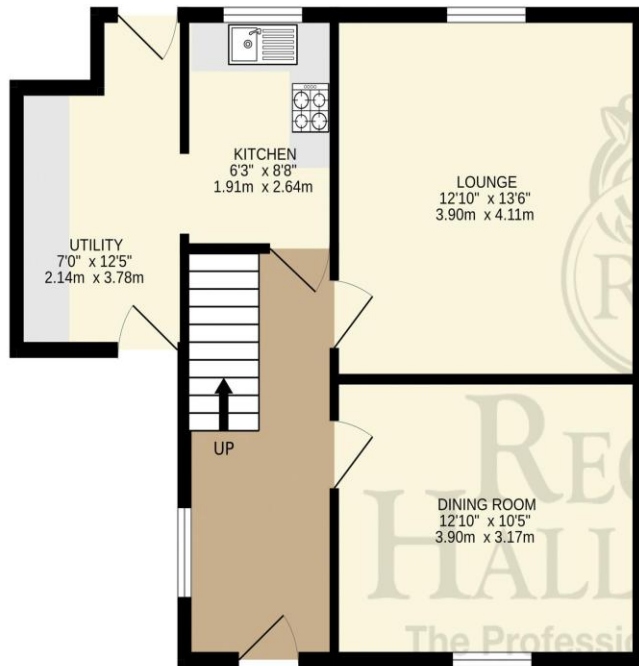
- Spacious 3 bed semi-detached house
- Newly renovated & Corner plot
- Brand new kitchen & bathroom
- Large fitted utility room
- South facing garden & ample parking
- All new electrics & GCH heating
- New double glazing throughout
- 989 SQ.FT. / Freehold / No chain

304 Scot Lane offers spacious and fully renovated three-bedroom family accommodation, ideally positioned in a highly sought-after location within walking distance of a wide range of excellent amenities. The property has been comprehensively updated throughout, including brand new electrics, plumbing, and heating systems. The interior has been freshly decorated, new flooring installed, and both the kitchen and bathroom have been fully replaced with stylish, modern fittings. The home is truly turn-key ready. Built to a solid traditional design, the accommodation is bright and generously proportioned, featuring a welcoming entrance hallway with a refurbished staircase, two formal reception rooms, and a sleek fitted kitchen with a large utility area. From here, there is access to a fully enclosed, larger-than-average rear garden which enjoys a sunny, south-facing aspect. Upstairs, a central landing leads to three well-proportioned bedrooms and a spacious, newly fitted family bathroom. Occupying a prominent corner plot, the property benefits from generous gardens to the front, side, and rear, along with a driveway offering ample off-road parking for multiple vehicles. There is also excellent potential for future extension, subject to the necessary planning consents. Enjoying open views to the front and located close to Robin Park Retail Centre, the property also provides easy access to Wigan town centre, making it a highly desirable home for families and professionals alike. Offered for sale with no onward chain, early viewing is strongly recommended to avoid missing out on this standout property.

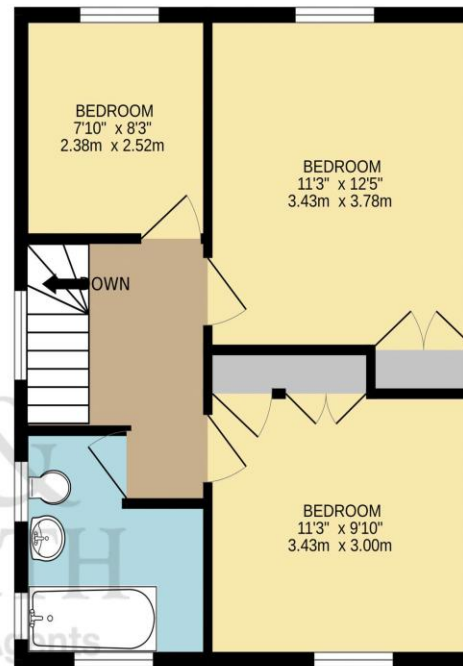




GROUND FLOOR
533 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.8 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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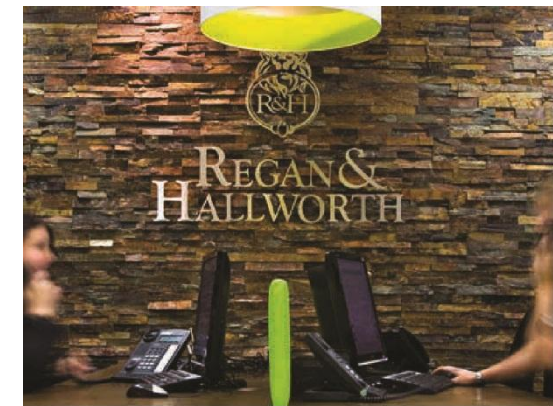
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LR Finance

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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