

FOR SALE

25, More Street, Newtown, WN5 0AS

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

 ESTD
1996



25, More Street, Newtown, WN5 0AS

Excellent two bed semi-detached home located on a quiet and modern development in Newtown.



- Exceptional semi-detached home
- Open plan lounge / dining room
- Modern fitted kitchen with appliances
- Two large double bedrooms
- Family bathroom / shower over bath
- Large gardens and private driveway
- Close to amenities and transport links
- 676 SQ. FT.

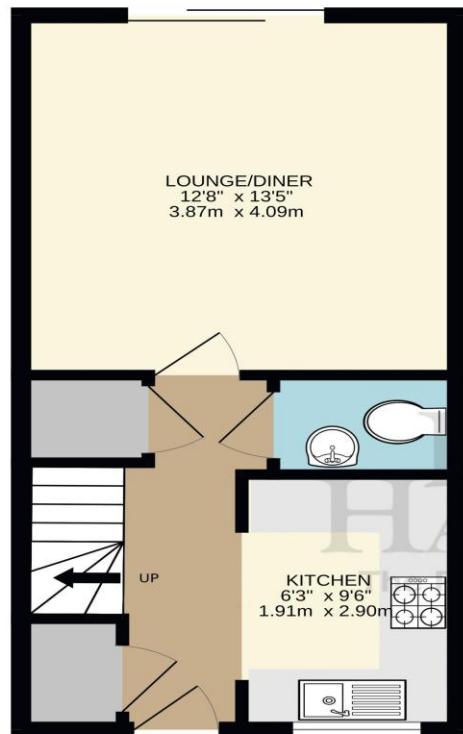
Located on a small modern development in the Newtown area of Wigan is this impressive, two bed semi-detached home. More Street has been finished to an exceptionally high standard throughout boasting a tur-key condition along with outstanding private landscaped gardens making this an ideal home for the first time buyer or someone looking to downsize. The property is situated close to Wigan town centre with all its amenities, bus and train station along with Robin Park, schools and motorway links. Being sat on a corner plot gives the property ample parking along with a lovely walled garden. In brief the accommodation comprises of entrance hallway, two great store cupboards, cloak room wc, modern fitted kitchen offering a range of wall, base and drawer units along with integral appliances and then a spacious lounge / dining room to the rear with doors leading out onto the stunning rear gardens. Up on the first floor there are two large double bedrooms, one to the front and the second to the rear and then a modern family bathroom comprising of wc, sink unit and bath with shower over. Externally the property has a private driveway to the front with a well-maintained lawn. To the rear is a large, private garden which has been landscaped and included a large patio area, lawn and shed with a large walled boarder. Internal inception is highly recommended to fully appreciate the deceptive size, excellent finish and superb location.



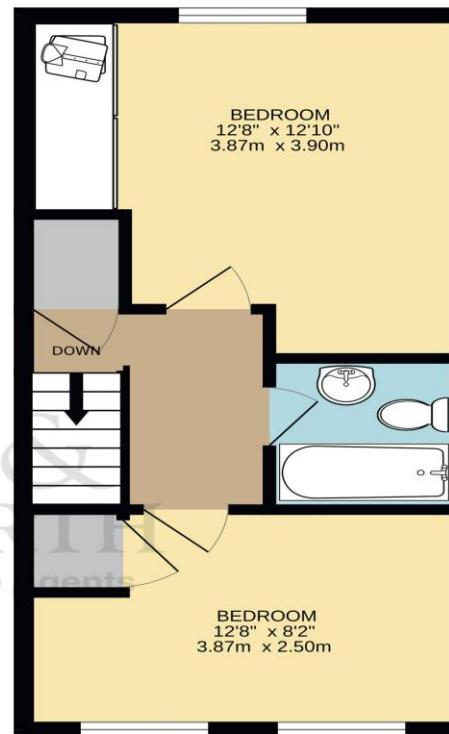


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GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



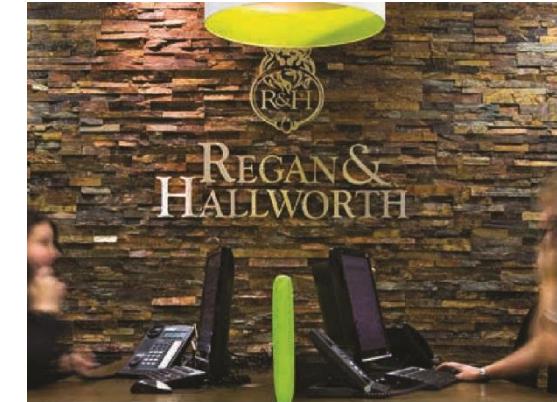
1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 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, symbols and fixtures 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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