

**FOR SALE**

8, Kingsley Avenue, Goose Green, WN3 5LP

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

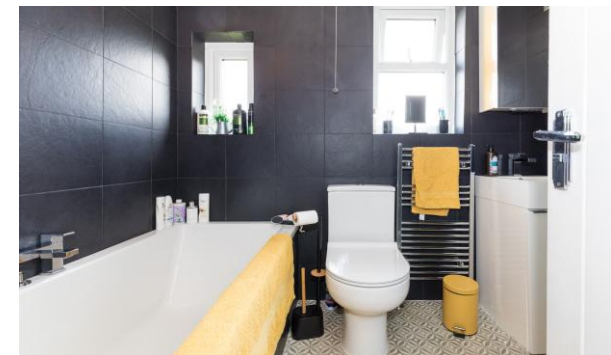
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## 8, Kingsley Avenue, Goose Green, WN3 5LP

*Outstanding three bed semi-detached home with large gardens, driveway and double garage.*



- Exceptional semi-detached family home
- Modern fitted kitchen with cooker
- Four piece family bathroom suite
- Close to schools and transport links
- Great sized reception rooms
- Two double and one single bedroom
- Large gardens / driveway / double garage
- 1193 SQ. FT.

Located in the popular area of Goose Green in Wigan sits this impressive three bed semi-detached home. Kingsley Avenue is sat on a large plot with well-maintained gardens along with large private driveway leading to an integral double garage and an impressive finish internally. The property boasts easy access to a range of local shops and schools along with Wigan town centre with its bus and train station. In brief this immaculately presented family home comprises of entrance hallway, large formal lounge / sitting room located to the front of the property with a log burner, modern kitchen to the rear offering a range of wall, base and drawer units along with access into the large double garage then a separate dining room. Up on the first floor there are two good sized double bedrooms, one to the front and the second to the rear, a good sized third bedroom then a modern four-piece family bathroom comprising of wc, sink unit, bath and separate shower unit. Externally there are well maintained gardens and lawn to the front and side with driveway leading to a large double garage. To the rear there is a private and enclosed garden with lawn and patio area. Internal inspection is highly recommended to fully appreciate the properties size, its internal finish and its superb location.









TOTAL FLOOR AREA : 1193 sq.ft. (110.8 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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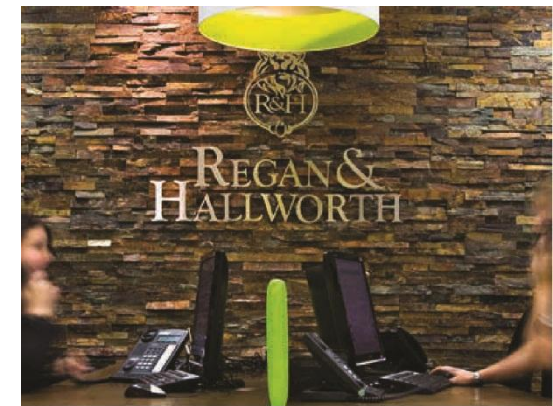
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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