

**FOR SALE**

20, Walter Scott Avenue, Whitley, WN1 2RH

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

 ESTD  
1996



## 20, Walter Scott Avenue, Whitley, WN1 2RH

*Exceptional three bed detached home with fantastic south facing garden.*



- First class 3 bed detached home
- Ample parking & detached garage
- High quality kitchen & appliances
- Early viewing recommended
- Sun-drenched fully landscaped garden
- Impressive newly refurbished interior
- Two sleek and stylish bathrooms
- 1090 SQ.FT. / Freehold

This exceptional three-bedroom detached home is certain to attract significant interest. Boasting a prime residential location, the property has recently undergone a comprehensive programme of refurbishment and is presented to the highest of standards throughout. Highlights include beautifully finished interiors, thoughtfully designed living spaces, and a large, sun-drenched south-east facing garden—perfect for outdoor living and entertaining. Immaculately presented both inside and out, this home boasts instant kerb appeal with its manicured lawn, block-paved driveway, and detached garage. All windows and doors are double-glazed, while the fascias and gutters have been upgraded with modern uPVC fittings for ease of maintenance. Contemporary porch spot lighting adds a smart finishing touch. The accommodation is warmed by an economical gas central heating system controlled by Hive and begins with a welcoming entrance porch and hallway, complete with a convenient ground-floor shower room. To the front, a bright lounge enjoys pleasant views and features a striking stone fireplace with gas fire. The rear of the property has been thoughtfully remodelled into a stylish open-plan living space, incorporating a dining area with French doors to the garden and a sleek, fully fitted kitchen. This kitchen showcases high-quality cabinetry, Quartz worktops and splashbacks, and a full range of integrated appliances. Upstairs, a modern landing with spindle balustrade leads to three beautifully presented bedrooms and a contemporary family bathroom. Both bathrooms have been tastefully upgraded, featuring chic suites, full tiling, and illuminated mirrors for a touch of luxury. The rear garden is a true highlight. Larger than average, with a sunny south-easterly aspect and excellent privacy, it has been carefully landscaped to create the perfect retreat for relaxing or entertaining. Highlights include lush lawns, decked and paved patio areas, mature planted borders, and elegant planters. A versatile garden room provides additional outdoor living space, complemented by a useful storage area next to and behind the garage.



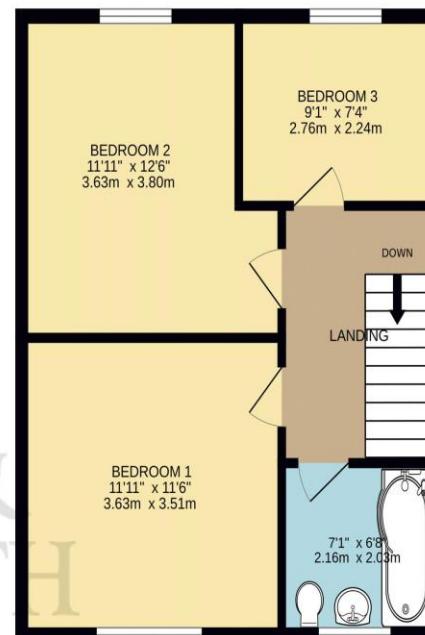


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GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



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

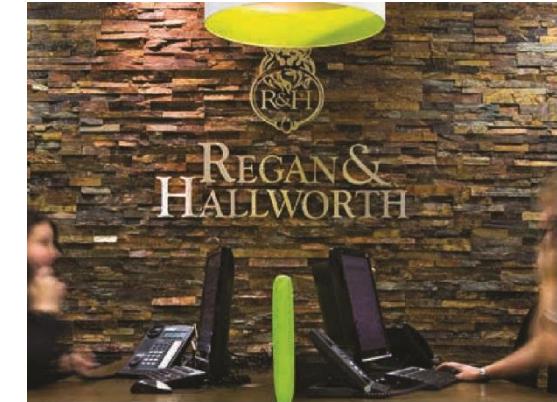


TOTAL FLOOR AREA : 1090 sq.ft. (101.3 sq.m.) approx.

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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