

FOR SALE

35, Havenwood Road, Whitley , WN1 2PA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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1996



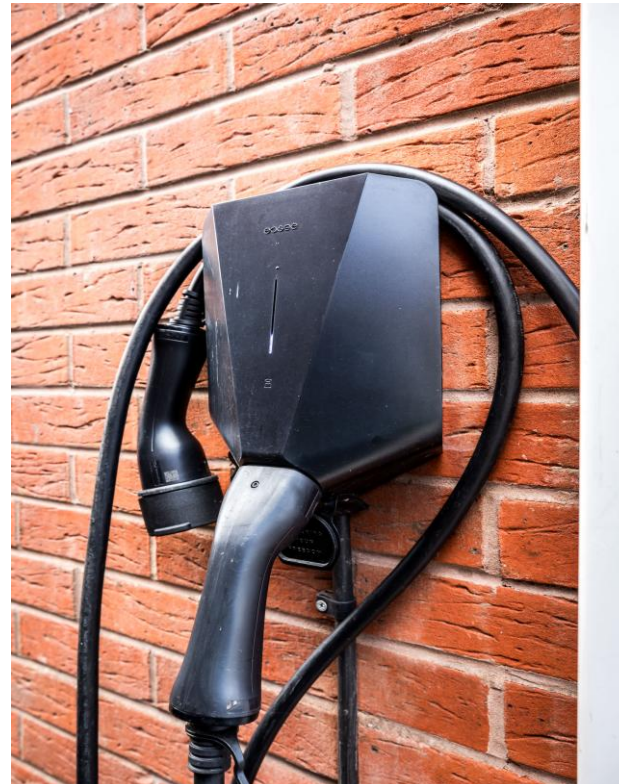
35, Havenwood Road, Whitley , WN1 2PA

Fantastic four bed detached family home located on a quiet cul-de-sac in Whitley



- Spacious detached family home
- Open plan kitchen / dining room
- Family bathroom and en-suite
- Close to schools and transport links
- Great sized reception rooms
- Four great sized bedrooms
- Large gardens / driveway / garage
- 1288 SQ. FT.

This is a fantastic opportunity to purchase a truly stunning, four bed detached family home which is sat along the ever-popular Havenwood Road in Whitley. The property has been finished to a great standard throughout and is located right at the bottom of the street in a cul-de-sac next to the playing fields, woodland and children's park. Havenwood Road boasts excellent access to a range of local amenities, local hospital, parks and woodland, outstanding schools for all ages, public transport links and is just a short drive to several major motorway networks. In brief the accommodation briefly comprises of entrance hallway, large formal lounge / sitting room located to the front, open plan dining room to the rear with a conservatory, well equipped kitchen with cooker, utility room with access to integral garage and then a cloak room wc. Up on the first floor there are three large double bedrooms with the master benefitting from a modern fitted en-suite shower room, and family bathroom and then a fourth large single bedroom. Externally there is a well-maintained lawn to the front with driveway leading to an integral garage with up and over door. To the rear there is a well-stocked and private garden with patio area and lawn. Internal inspection is highly recommended to truly appreciate the properties size, its private gardens and its amazing quiet location.





TOTAL FLOOR AREA : 1288 sq.ft. (119.6 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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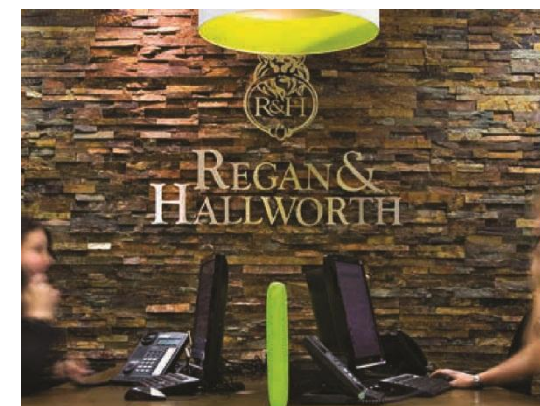
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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