

**FOR SALE**

38, Vine Street, Whalley , WN1 3PG

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

 ESTD  
1996



## 38, Vine Street, Whalley , WN1 3PG

Large four bed extended semi-detached family home located in the Whalley area of Wigan.



- Extended semi-detached family home
- Well equipped fitted kitchen / utility
- Family bathroom and en-suite
- Close to schools and transport links
- Spacious and versatile accommodation
- Four great sized bedrooms
- Large gardens / driveway / garage
- 1636 SQ. FT.

Now available for sale is this impressive, four bedroomeed extended semi-detached family home. Vine Street has been finished to an excellent standard throughout and boasts spacious, versatile accommodation set over two floors.

The property is situated within easy reach to Wigan town centre with all its amenities, bus and train station. It's also close to a range of outstanding schools for all ages and motorway networks. In brief the accommodation comprises of entrance hallway, large formal lounge / sitting room located to the front of the property, a second reception room / lounge to the rear with patio doors leading out onto the gardens, access into the integral garage and then a well-equipped kitchen / breakfast room with utility and cloakroom/W.C. Up on the first floor there is a large master double bedroom with en-suite shower room, two more large double bedrooms, a family bathroom and a fourth smaller double bedroom.

Externally the property stands behind a walled front garden with gated access and a mature hedge, to the side is a large driveway giving access to the integral garage. To the rear is a well maintained and landscaped garden area with patio, stoned area and faux grass. Internal inspection is highly recommended to truly appreciate the properties size and versatile accommodation along with its excellent location.





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GROUND FLOOR  
819 sq.ft. (76.1 sq.m.) approx.



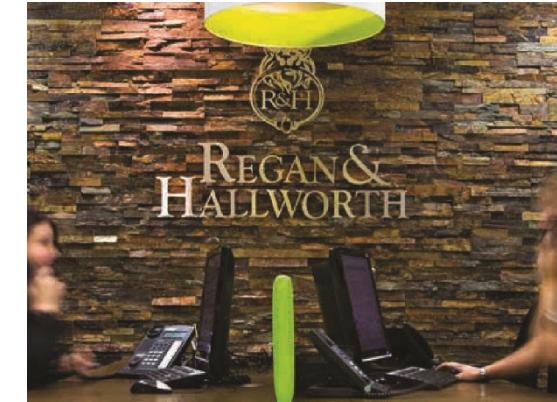
1ST FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1636 sq.ft. (151.9 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained in these 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 purchasers. 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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