

FOR SALE

23, Norley Hall Avenue, Pemberton , WN5 9TG

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



23, Norley Hall Avenue, Pemberton , WN5 9TG

Fantastic three bed semi-detached family home sat on a large plot in Pemberton.

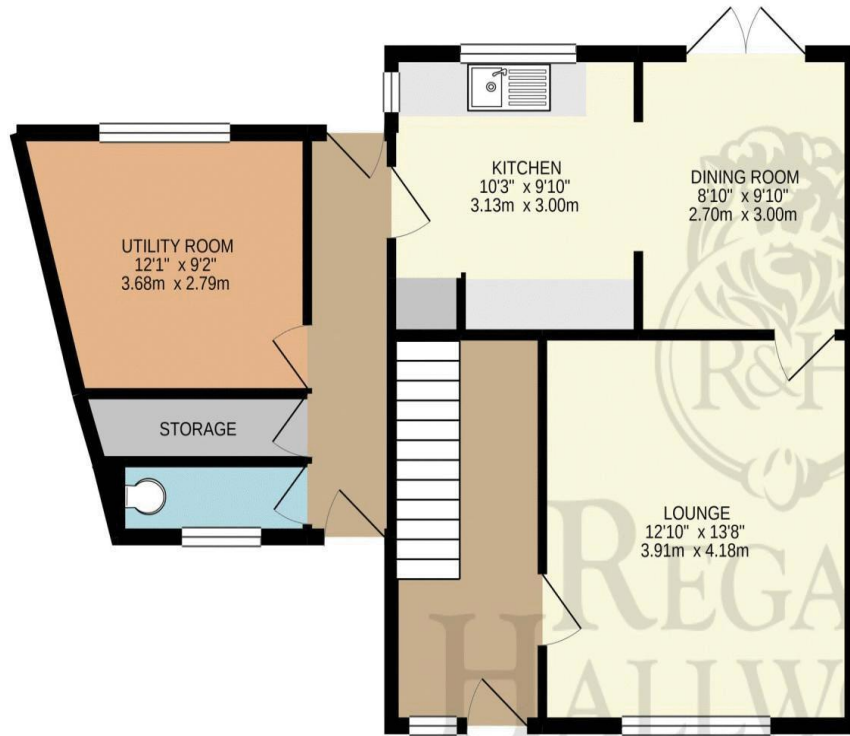


- Spacious semi-detached family home
- Modern fitted kitchen with cooker
- Family shower room
- SOLD WITH NO ONWARD CHAIN
- Great sized reception rooms
- Three good sized bedrooms
- Large gardens to the front and rear
- 1091 SQ. FT.

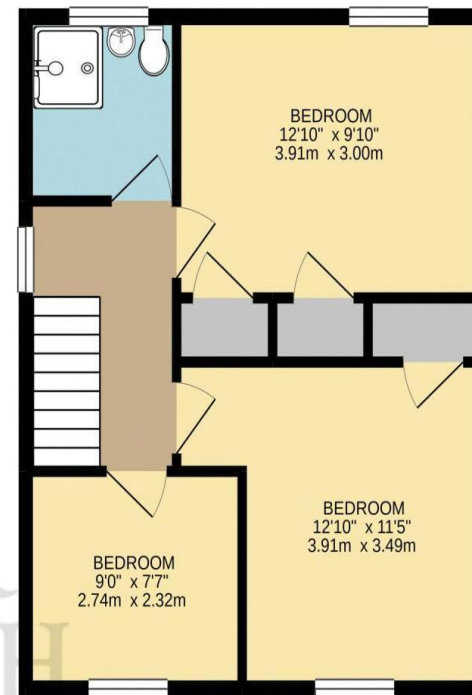
Now available for sale and located in the ever-popular area of Pemberton in Wigan is this impressive, three bed semi-detached home. Norley Hall Avenue is now offered for sale with NO ONWARD CHAIN making this an ideal property for the first time buyer, growing family or investor. The property is set back from the road with a green area to the front and sits on one of the largest plots in the area. Norley Hall Avenue boasts easy access to a range of local amenities, public transport links, schools for all ages and is just a short drive to the M6 and M58 motorway networks. Internally the spacious accommodation is set over two floors and briefly comprises of entrance hallway, large lounge / sitting room situated to the front with a door leading through to an open plan kitchen / dining area with double doors leading out to the rear gardens. A door from the kitchen gives access to a large utility room which could be used as a home office, store cupboard and then a cloak room wc. Up on the first floor the landing area opens to give access to a large master double bedroom to the rear overlooking the gardens, second double bedroom to the front, third large single bedroom and then a modern fitted family shower room. Externally the property benefits from a large front garden area and then an extremely large rear garden with lawn and patio area. The property could easily be extended to the side and rear given the size of the plot, all subject to local planning. Internal inspection is highly recommended to fully appreciate the overall size, the fantastic gardens and the superb location.



GROUND FLOOR
641 sq.ft. (59.6 sq.m.) approx.



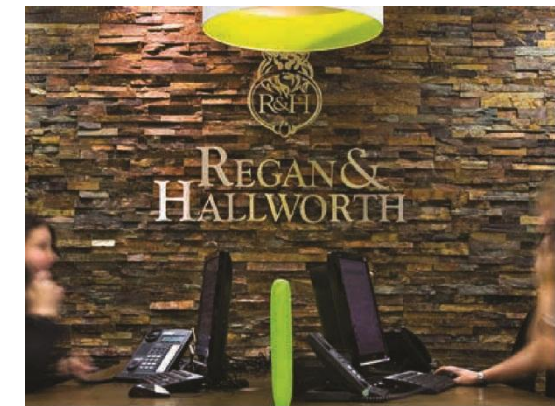
1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1091 sq.ft. (101.4 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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