

FOR SALE

5, Walcot Place, Hawkley Hall, WN3 5QW

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



5, Walcot Place, Hawkley Hall, WN3 5QW

Lovely modern 2 bed true bungalow with immaculate interior & fully landscaped gardens

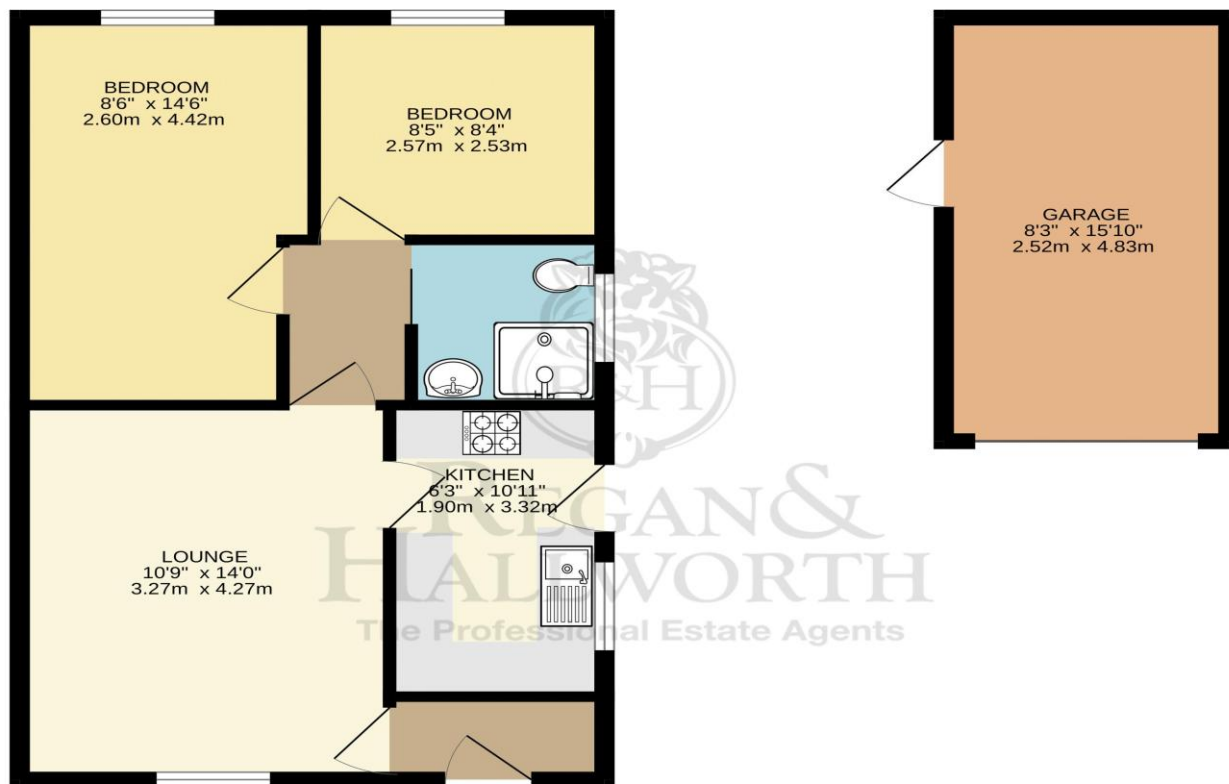


- Semi-detached true bungalow
- Two bedrooms (fitted robes to master)
- Wet room with adapted walk-in shower
- Lovely low maintenance gardens
- Immaculately presented throughout
- Recently updated kitchen
- Ample off road parking & garage
- 614 SQ.FT. / Freehold & no chain

Situated in a quiet cul-de-sac of bungalows at the upper end of Fulbeck Avenue, this semi-detached true bungalow enjoys an idyllic location conveniently close to the excellent amenities at Marus Bridge Retail Park and the M6 motorway network. The property has been lovingly cared for and offers superbly presented accommodation that is available with the added benefit of no upward chain. Comprising in brief of: entrance hallway, lounge with feature fireplace, a recently updated and well-equipped kitchen, a safe and stylish wet-room designed for easy mobility and fitted with adapted walk-in shower plus two good sized bedrooms (the master has fitted robes). The property is fitted with modern upvc double glazing and doors, gas central heating with a combination boiler and all the fascias, gutters etc have also been upgraded to PVC for added convenience. Externally the property offers a lovely plot with good sized low maintenance gardens to the front and rear together with a generous driveway leading to a detached garage to rear. The rear garden features a nice patio and artificial grass which is perfect for sitting out and enjoying the sunny westerly aspects. It also benefits from not being overlooked. Viewing is highly recommended and will not disappoint.







TOTAL FLOOR AREA : 614 sq.ft. (57.1 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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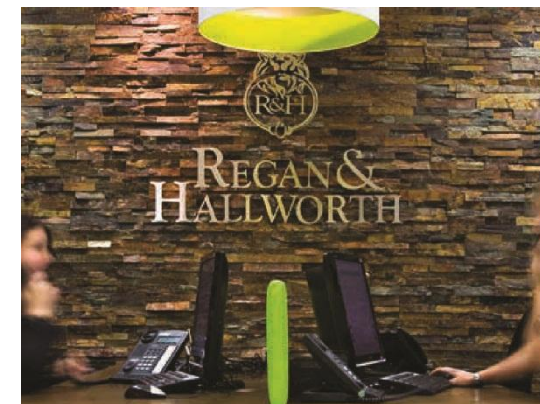
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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