

FOR SALE

77, Kirkless Street, Wigan, WN1 3JR

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



77, Kirkless Street, Wigan, WN1 3JR

Outstanding three bed detached family home located on a modern development.



- Impressive detached family home
- Outstanding kitchen with appliances
- Family bathroom and en-suite
- Close to schools and transport links
- Spacious and versatile accommodation
- Three / four great sized bedrooms
- Large driveway and private gardens
- 1275 SQ. FT.

Situated on a popular modern development with woodland to the rear and close to the town centre is this impressive, detached family home. Kirkless Street has been cleverly extended to the rear along with a garage conversion giving this property lots of modern and versatile accommodation set over two floors along with being finished to the highest of standards throughout. The property also boasts excellent access into the town centre with all its amenities, bus and train station, outstanding schools for all ages and motorway networks.

Internally the property has been finished to an incredibly high standard including an outstanding kitchen and family bathroom. In brief the accommodation comprises entrance porch with cleverly designed coat and shoe storage, large formal lounge / sitting room with media wall and then access to the study / bedroom. Double doors lead from the lounge into a spacious formal dining room with another set of double doors leading into the impressive kitchen. The kitchen is simply stunning boasting a range of wall, base and drawer units along with integral appliances, utility room and cloak room wc. Up on the first floor there is a master double bedroom located to the front of the property with en-suite shower and separate dressing room / office, two more good sized double bedrooms located to the rear and then the principle modern fitted family bathroom.

Externally the property has a large private driveway to the front offering off road parking for several cars. To the rear there is a private and secure garden with woodland beyond that has a large patio area, faux lawn and shed. Internal inspection of this amazing home is recommend to fully appreciate the deceptive size, its excellent finish and superb location.





TOTAL FLOOR AREA : 1275 sq.ft. (118.4 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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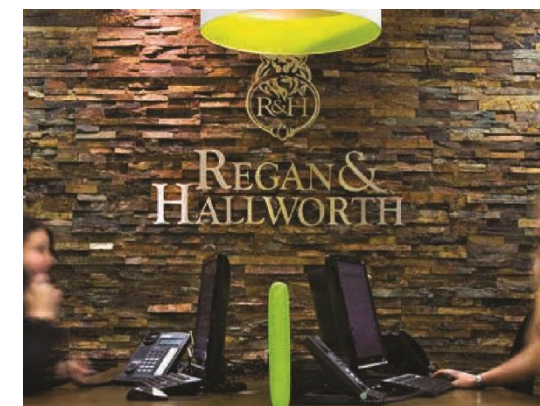
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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