

FOR SALE

2, Alexandra Crescent, Pemberton, WN5 9JP

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

 ESTD
1996



2, Alexandra Crescent, Pemberton, WN5 9JP

Beautiful semi-detached home with sunny, south facing garden & detached garage



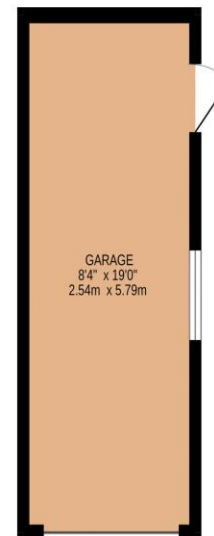
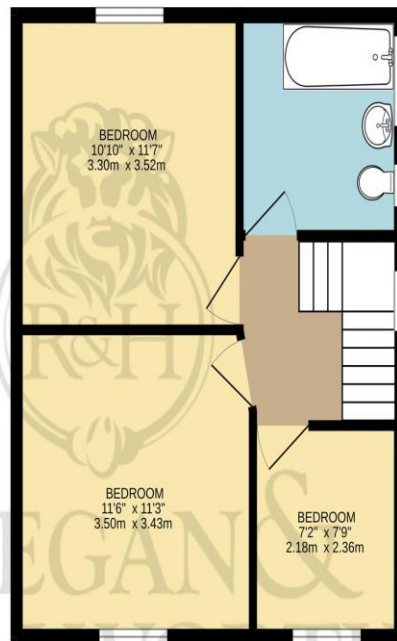
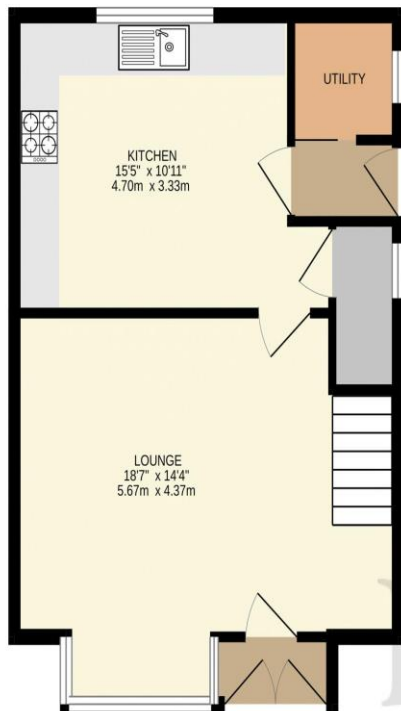
- Beautiful semi-detached home
- Immaculately presented throughout
- Quiet residential setting
- Garden & detached garage
- 3 bedrooms / 1 reception room
- Modern fitted kitchen
- Ideal starter home
- 1039 SQFT

Enviably located in a quiet & highly sought after setting in the popular area of Pemberton - this impressively sized & impeccably presented semi-detached family home provides a generous 1039 square feet of living space & early viewings are essential.

Ideal for a growing family in need of more space, the condition throughout the property is excellent, with the decor light & modern and ready for clients to move in and start unpacking. Interestingly, our clients have added considerably to the property over the recent years, installing a highly efficient new boiler & radiators, a new completely new roof (5 years ago) & general updating throughout. The property itself is set across two floors, with the ground floor in brief comprising; a beautiful main lounge with stunning feature fireplace, a modern fitted kitchen diner which boasts a range of integrated appliances & has access into a useful utility. Upstairs, there are three good sized bedrooms, all of which have fitted units plus there is a contemporary principal bathroom suite.

Externally the home rests on a really good sized overall plot which enjoys a sunny, south facing aspect. The garden has been fully landscaped & is finished with a lovely Indian Stone patio area & lawn. Beyond the garden is a large detached garage with power & lighting plus a recently fitted electric door. Locally, Alexandra Crescent is comfortably one of Pemberton's most sought after locations - tucked away just off Billinge Road it offers good access for Robin Retail & Leisure Park, Orrell, Wigan itself and both the M6 & M58 motorway links. Early viewings are highly recommended.





REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 1039 sq.ft. (96.5 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.
Made with Metropix ©2025



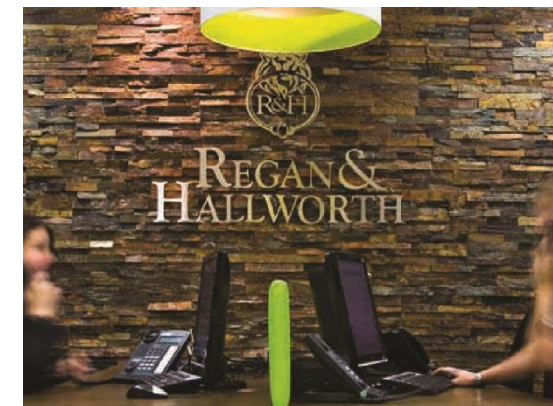
rightmove

onTheMarket.com

The Property Ombudsman

LR Finance

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.



WIGAN OFFICE

4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com