

**FOR SALE**

6, Great Acre, Whelley, WN1 3NR

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

ESTD  
1996





## 6, Great Acre, Whelley, WN1 3NR

*Superb three bed mid-terrace home offered with no onward chain.*



- Exceptional mid-terrace home
- Modern fitted kitchen / cooker
- Bathroom / shower over bath
- NO ONWARD CHAIN
- Two large reception rooms / log burner
- Three great sized bedrooms
- Enclosed private rear yard
- 874 SQ. FT.

Now available for sale and offered with NO ONWARD CHAIN sits this impressive three bed mid-terrace home. Great Acre would make an ideal first-time buyer's home given its turn-key internal condition or a fantastic investment opportunity. The property is situated close to a range of local amenities, town centre with bus and train station and has access to some great schools from the doorstep.

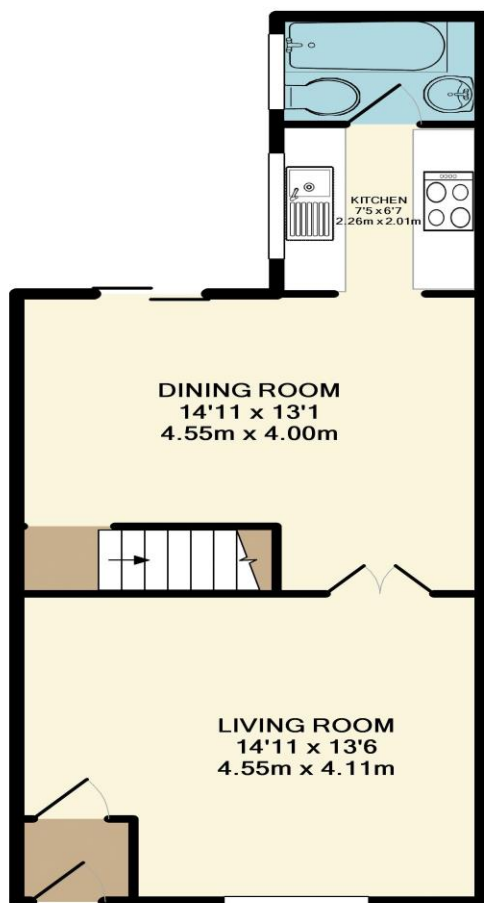
Internally the property has been finished to an excellent standard, with a newly fitted central heating system, and in brief comprises of entrance hallway, lounge / sitting room with feature period replica fire, separate dining room with large log burning stove, a modern fitted kitchen offering a range of wall, base and drawer units along with cooker and then a family bathroom with shower over bath. Upstairs there is a large master double bedroom located to the front of the property, a second double bedroom to the rear and then a third large single bedroom.

Externally Great Acre has on street parking to the front and a good-sized rear yard. Internal inspection is recommended to truly appreciate the properties size, its turn-key condition and superb location.

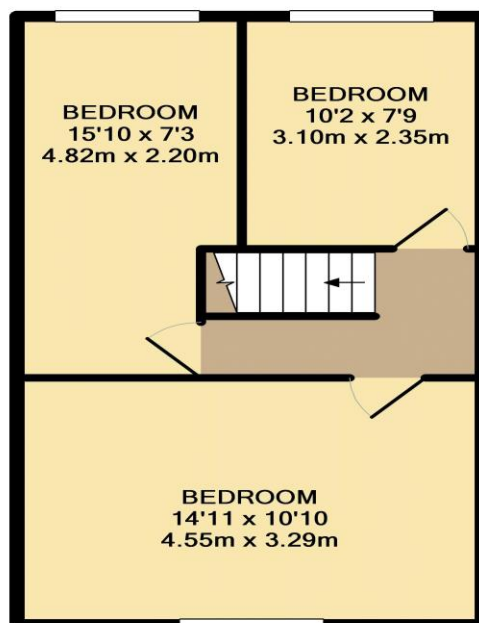








GROUND FLOOR  
APPROX. FLOOR  
AREA 477 SQ.FT.  
(44.3 SQ.M.)

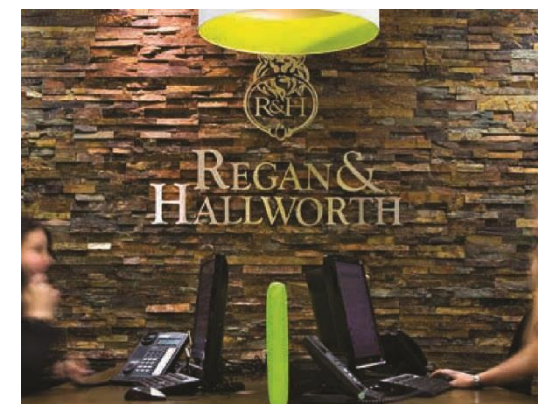


1ST FLOOR  
APPROX. FLOOR  
AREA 397 SQ.FT.  
(36.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 874 SQ.FT. (81.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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