

FOR SALE

46, Crestwood Avenue, Goose Green, WN3 6SE

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

 ESTD
1996



46, Crestwood Avenue, Goose Green , WN3 6SE

Excellent two bed detached property located in the ever popular Goose Green



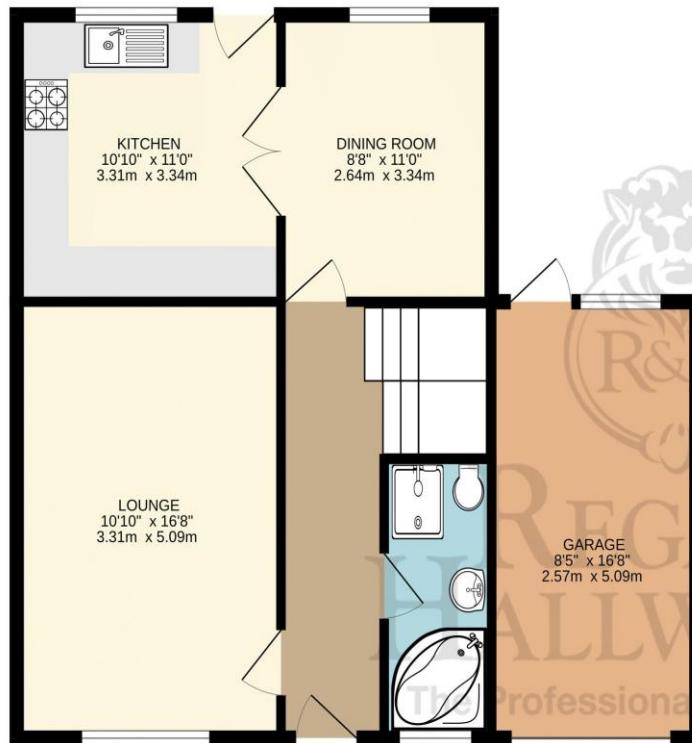
- Excellent detached family home
- Well equipped fitted kitchen
- Four piece family bathroom suite
- NO ONWARD CHAIN
- Great sized reception rooms
- Two great sized double bedrooms
- Gardens / driveway / garage
- 1049 SQ. FT.

Now offered for sale with NO ONWARD chain is this spacious, TRUE detached family home. Crestwood Avenue was originally built as a three-bed property with two beds on the first floor and one on the ground floor, the ground floor room has now been opened to create a kitchen / dining room. The property is situated close to a range of local amenities, Wigan town centre, schools for all ages and is just a short drive to the M6 motorway network. In brief the accommodation comprises of entrance hallway, four-piece family bathroom with bath and separate shower unit, large formal lounge / sitting room located to the front of the property, dining room located to the rear and then a well-equipped fitted kitchen with door leading out onto the gardens. Up on the first floor there are two large double bedrooms one to the front and the second to the rear and lots of storage in the eaves. Externally the property has a low maintenance and well-maintained front garden with driveway and access to the single garage. The rear gardens have been lovingly maintained with lawn, well stocked borders and a patio area. Internal inspection is recommended to truly appreciate the property's size, potential and excellent location.





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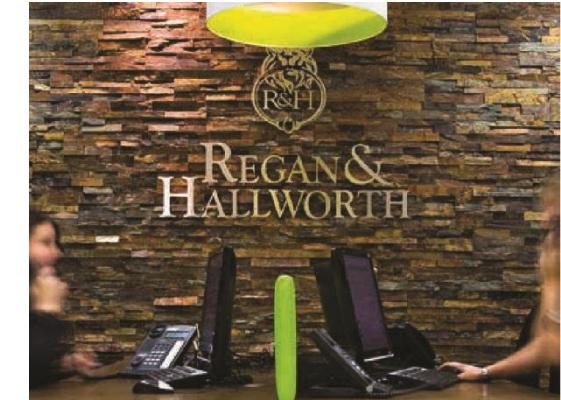
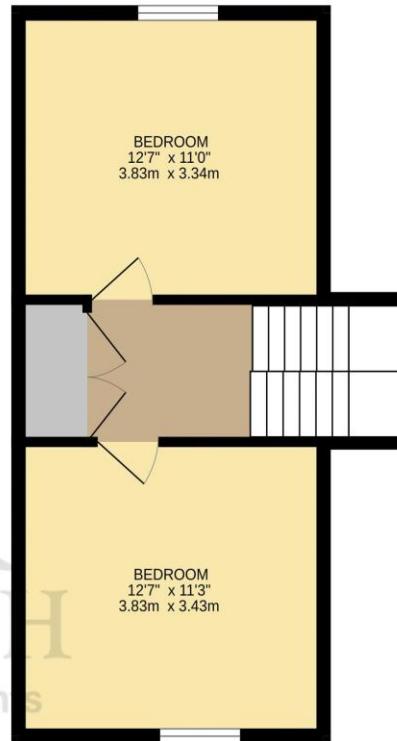


TOTAL FLOOR AREA : 1049 sq.ft. (97.5 sq.m.) approx.

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.
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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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