

FOR SALE

69, Meadow Brook, Pemberton, WN5 8ED

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

 ESTD
1996



69, Meadow Brook, Pemberton, WN5 8ED

Outstanding four bed detached family home located on a quite cul-de-sac.



- Outstanding detached family home
- Modern well equipped fitted kitchen
- Family bathroom and en-suite
- Close to schools and amenities
- Superb sized reception rooms
- Four excellent sized bedrooms
- Large gardens / driveway
- 1136 SQ. FT.

Located on a popular modern development in the Pemberton area of Wigan sits this impressive four bed detached home. Meadow Brook is sat on a great sized plot at the bottom of a quiet cul-de-sac making this an ideal home for the growing family. The property boasts excellent access to Pemberton with all its amenities, schools, public transport links including train station and is just a short drive to the M6 and M58 motorway networks.

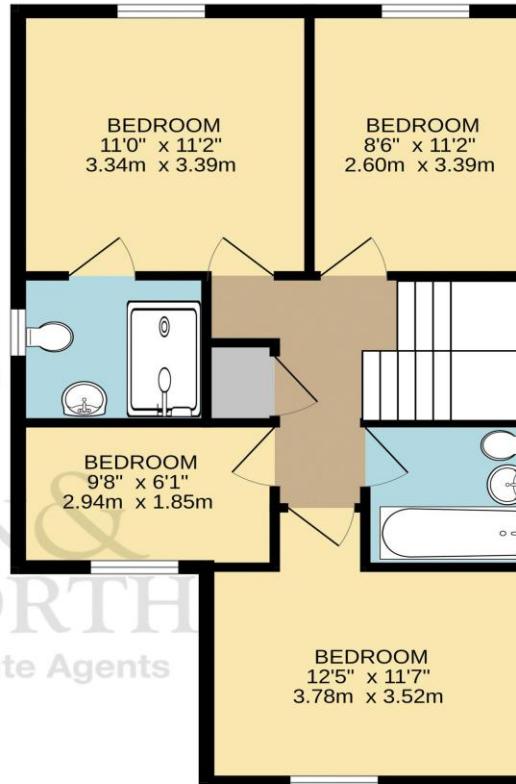
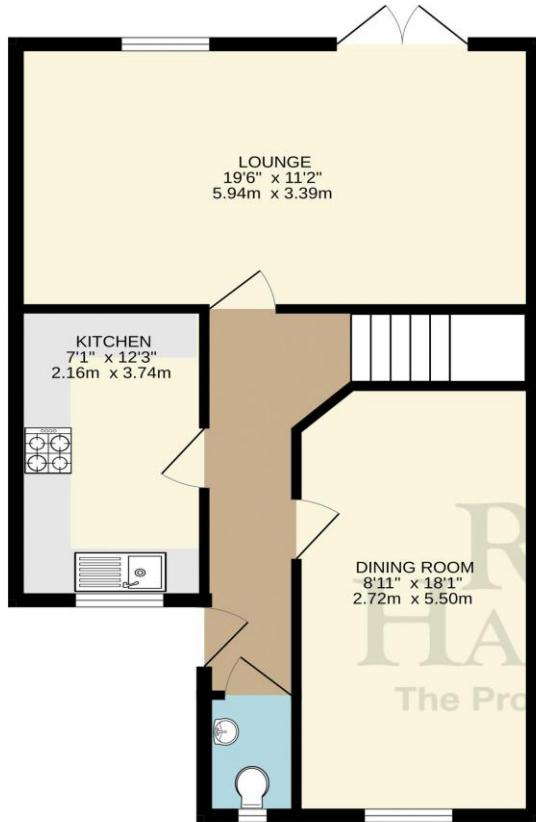
In brief the accommodation comprises of entrance hallway, cloak room wc, modern fitted and well-equipped kitchen, large separate dining room located to the front of the property then a great sized lounge / sitting room located to the rear with patio doors leading out onto the gardens. On the first floor the property offers a master bedroom with modern fitted en-suite, three more excellent sized bedrooms and then a modern fitted family bathroom.

Externally the has a large double driveway to the front with a well-maintained garden to the side. The rear gardens are private and secure and made up of a lawn and a great sized patio area. Internal inspection is highly recommended to truly appreciate the properties size, its excellent finish and outstanding location.





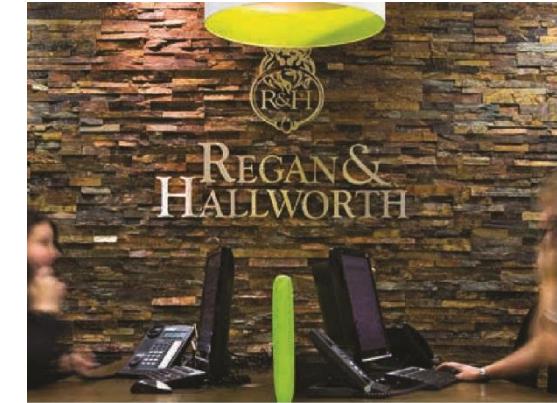
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TOTAL FLOOR AREA : 1136 sq.ft. (105.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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