

3, Highfield Avenue, Whelley, WN1 3UF

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

 ESTD
1996



3, Highfield Avenue, Whelley, WN1 3UF

Excellent two bed semi-detached home located in Whelley, close to Wigan town centre.

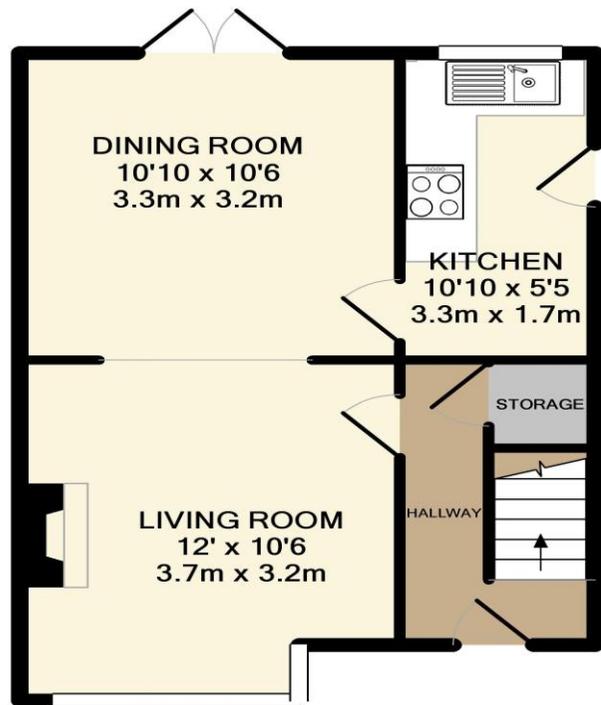


- Modern semi-detached family home
- Well equipped fitted kitchen
- Modern fitted family bathroom
- Close to schools and amenities
- Spacious and versatile accommodation
- Two good sized double bedrooms
- Front and rear gardens
- 683 SQ. FT.

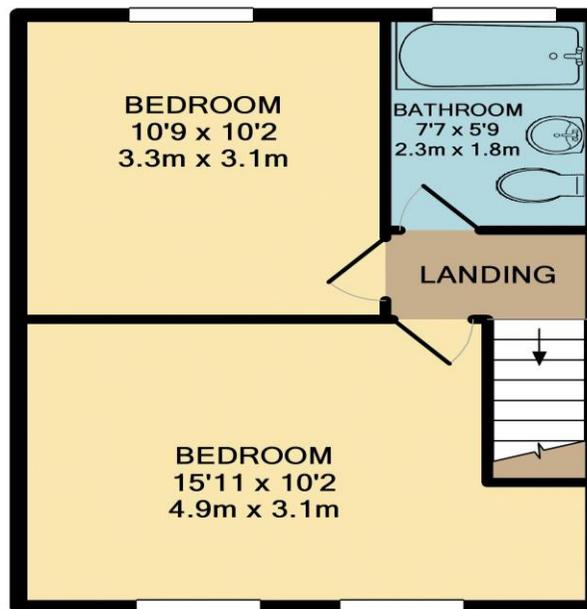
Located in Whelley sits this impressive two bed semi detached home. Highfield Avenue has been finished to an excellent standard throughout making this turnkey property an ideal home for the first time buyer or growing family. The property has a modern and contemporary feel and offers spacious accommodation set over two floors. In brief the accommodation comprises entrance hallway with an under stair store cupboard, a spacious lounge / sitting room located to the front, a great sized dining room located to the rear and a well equipped fitted kitchen. On the first floor there is a large master double bedroom with built in wardrobes, and a second double bedroom. There is a modern, newly fitted family bathroom. Externally Highfield Avenue has a walled and gated front garden with on street parking. To the rear there is a private, enclosed garden with a brick built outdoor store and is a nice space which any buyer could put their own stamp on. Located along a quiet street, Highfield Avenue is close to Wigan town centre which has shops, a bus station and two railway stations making it convenient for commuting to Manchester, Liverpool, Preston and throughout the North West. Whelley itself has its own selection of shops, doctors surgery, Pharmacy and schools. The property is Leasehold, council tax band A.







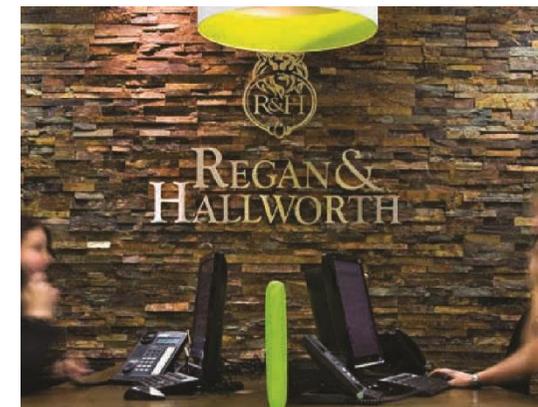
GROUND FLOOR
APPROX. FLOOR
AREA 349 SQ.FT.
(32.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 334 SQ.FT.
(31.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 683 SQ.FT. (63.4 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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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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