

FOR SALE

44, Cranfield Road, Hawkley Hall, WN3 5NN

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

 ESTD
1996



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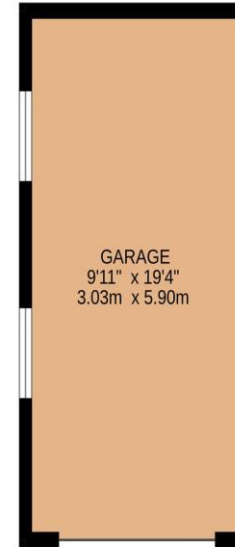
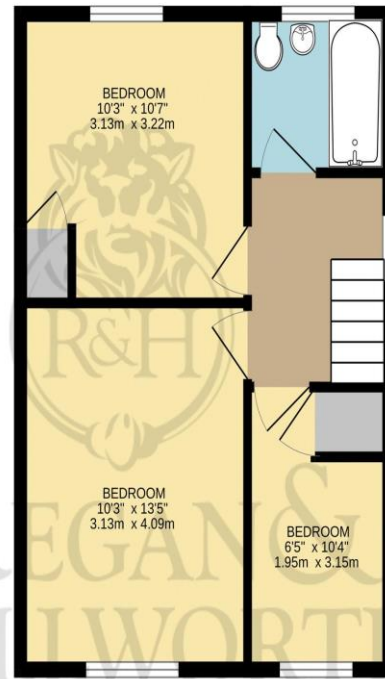
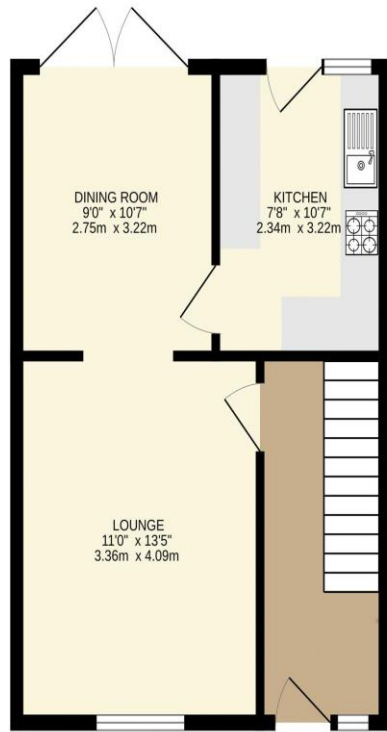
Three bed semi-detached family home located close to amenities, schools & public transport links.



- Spacious semi-detached family home
- Fitted kitchen with cooker
- Two double and one single bedroom
- Close to schools and amenities
- Two good sized reception rooms
- Family bathroom / shower over bath
- Gardens / driveway / garage
- 992 SQ. FT.

This is a fantastic opportunity to purchase a three-bed semi-detached family home located along a popular street in Wigan. Cranfield Road boasts excellent access to a range of local amenities and the town centre, superb schools for all ages, public transport links and is just short drive to several major motorway networks. The accommodation is set over two floors offering just over 900 square feet of space which in brief comprises of entrance hallway with stairs leading to the first floor, spacious lounge / sitting room located to the front of the property, dining room located to the rear with double doors leading out onto the gardens and then a fitted kitchen located to the side. Up on the first floor the centrally located landing area opens to give access to a master double bedroom located to the front, second double bedroom to the rear, third good sized single bedroom and then a family bathroom comprising of wc, sink unit and bath with shower over. Externally the property has a great sized driveway to the front with single garage to the rear. The rear gardens are private and secure with flagged patio and a range of well stocked borders. Internal inspection is recommended to truly appreciate the size and excellent location of this family home.

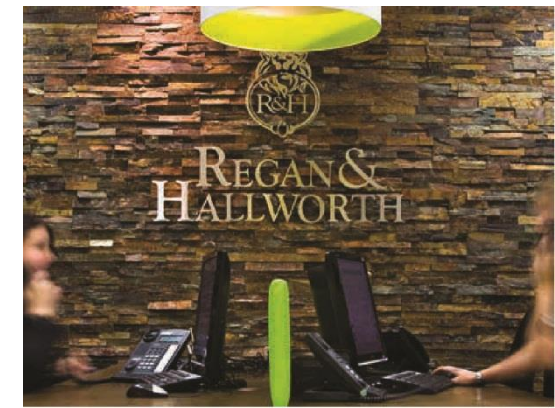




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TOTAL FLOOR AREA : 992 sq.ft. (92.1 sq.m.) approx.

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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