

TO LET

25, St. Patricks Way, Scholes , WN1 3EJ

REGAN & HALLWORTH
The Professional Estate & Letting Agents



25, St. Patricks Way, Scholes , WN1 3EJ

Excellent three bed mid-mews family home located close to the town centre and amenities.



- Spacious mid-mews style home
- Open plan kitchen / dining room
- Bathroom / walk in shower
- Close to amenities and schools
- Great sized reception rooms
- Three good sized bedrooms
- Front and rear gardens / parking
- 896 SQ. FT.

Now available to let and located within easy reach of Wigan town centre is this stunning three bed mid mews style property. St. Patricks Way is close to all the amenities Wigan has to offer along with schools, bus and train station and is just a short drive to a number of major motorway networks.

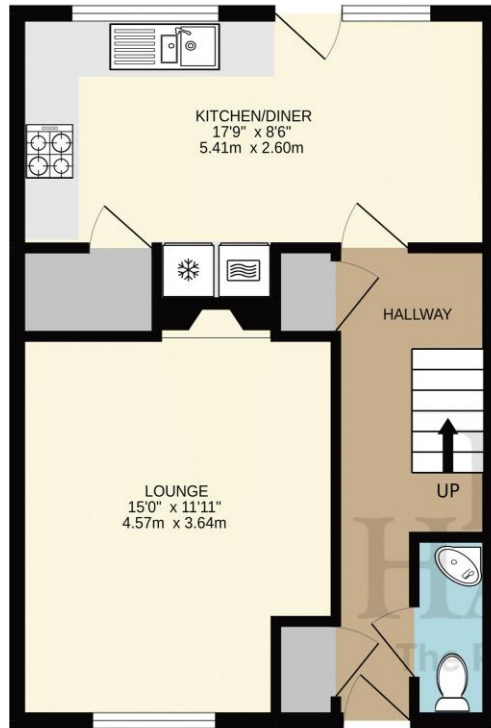
The property briefly comprises a entrance hallway, cloak room wc, spacious lounge / sitting room to the front of the property and then a modern open plan kitchen / dining located to the rear. The kitchen boasts a range of wall, base and drawer units along with cooker and hob then a space to the side for a table and chairs with door leading to the gardens. Up on the first floor the centrally located landing 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 with walk in shower. This superb property also benefits from gas central heating and double-glazed windows and doors.

Externally there is a well-stocked and low maintenance garden to the front whilst to the rear there is a private and enclosed garden with brick built shed, off road parking is located to the rear.

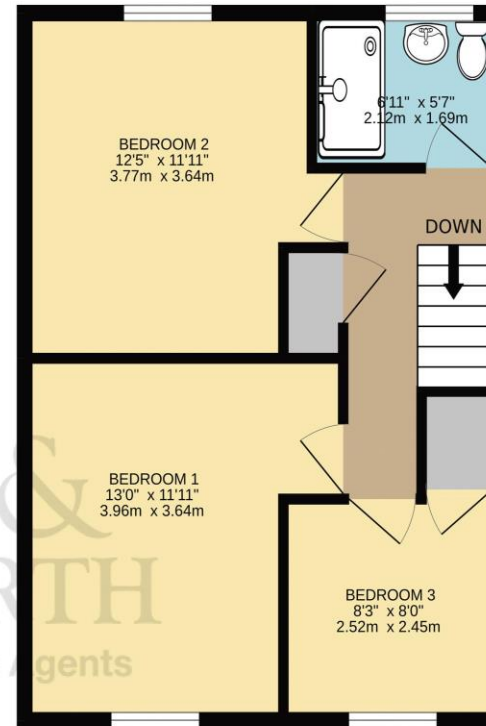




GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.

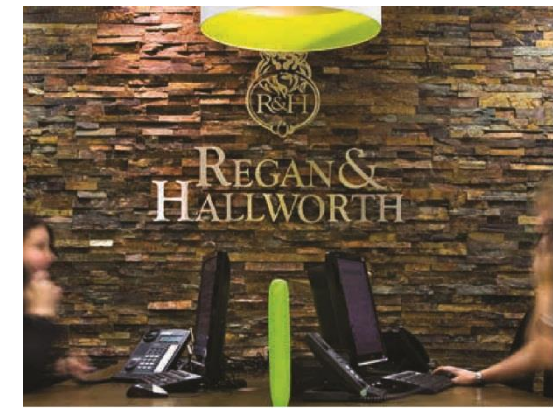


1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 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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