

TO LET

11, Alverton Court, , WN3 4JA

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



## 11, Alverton Court, , WN3 4JA

*Exceptional detached family home located on a modern development in Spring View, Wigan.*

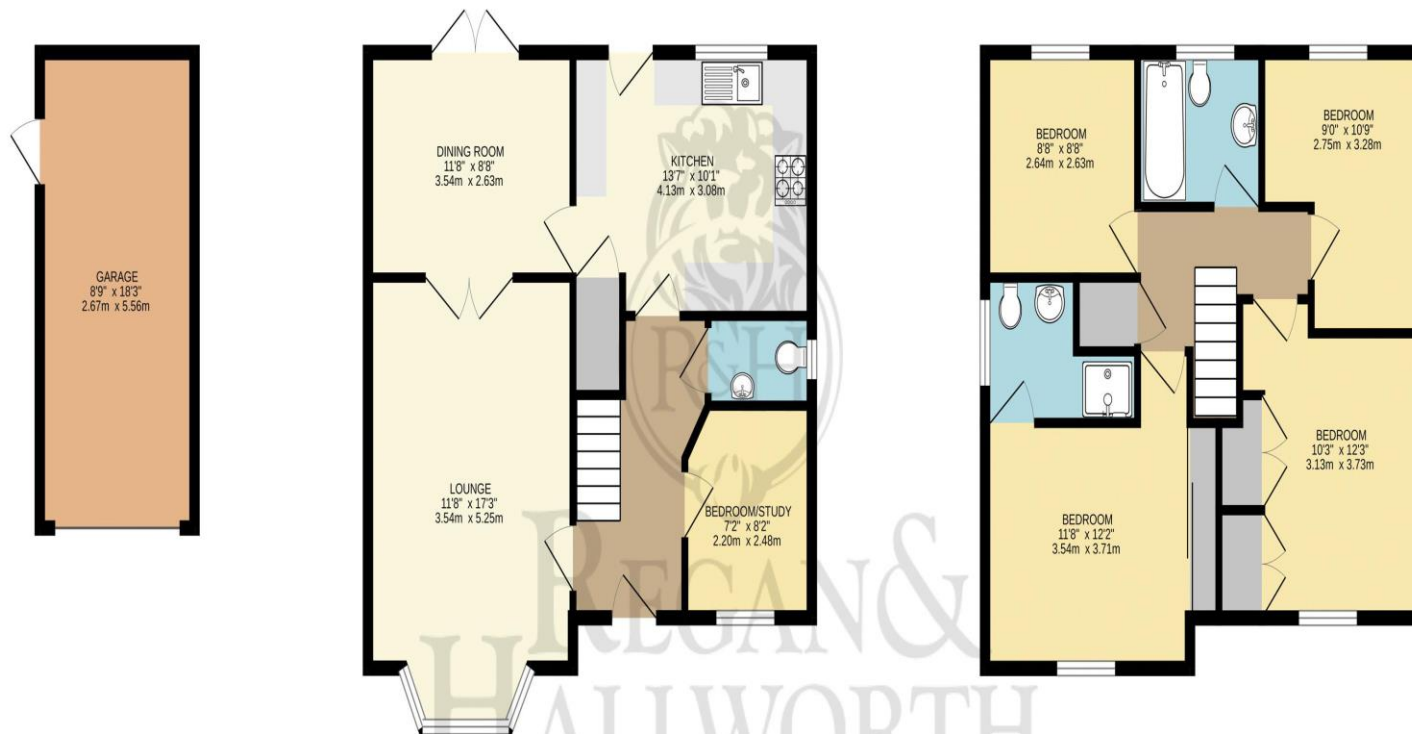


- Exceptional detached family home
- Four / five great sized bedrooms
- En-suite and family bathroom
- Close to schools and amenities
- Spacious and versatile accommodation
- Modern fitted kitchen with appliances
- Large gardens / driveway / garage
- 1301 SQ. FT.

Now available to let and located in the ever popular area of Spring View in Wigan is this truly stunning, detached family home. Alverton Close has been finished to the highest of standards throughout boasting spacious and versatile accommodation set over two floors. This immaculate home is sat on a modern development offering great access to a range of local amenities, town centre with its bus and train station, outstanding schools for all ages and is just a short drive to several major motorway networks. In brief the accommodation comprises of entrance hallway, cloak room wc, study / bedroom five, large formal lounge located to the front with feature bay window and media wall then double doors lead through into the formal dining room with patio doors leading out onto the rear gardens. A door then leads through into a modern fitted kitchen boasting a range of wall, base and drawer units along with some integral appliances. Up on the first floor there is a large master double bedroom located to the front of the property with wardrobes and modern en-suite, another double bedroom to the side with wardrobes, two more good sized rooms to the rear and a modern fitted family bathroom. Externally Alverton Court has a well maintained lawned front garden with driveway to the side leading to a garage. The rear gardens are private and secure with lawn and large patio area. Internal inspection is highly recommended to truly appreciate the deceptive size, great finish and outstanding location.



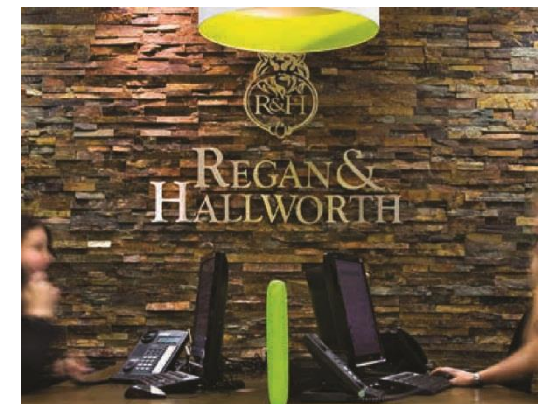




**REGAN & HALLWORTH**  
The Professional Estate Agents

TOTAL FLOOR AREA : 1301 sq.ft. (120.9 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.  
Made with Metropix ©2025



#### WIGAN OFFICE

4-6 Library Street, Wigan  
Lancashire WN1 1NN  
01942 205555  
wigan@reganandhallworth.com

#### STANDISH OFFICE

8 High Street, Standish  
Wigan WN6 0HL  
01257 473727  
standish@reganandhallworth.com

#### PARBOLD OFFICE

5-7 Station Road, Parbold Village  
Lancashire WN8 7NU  
01257 464644  
parbold@reganandhallworth.com

**rightmove**

**onTheMarket.com**

**The Property Ombudsman**

**LR Finance**

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.

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

[www.reganandhallworth.com](http://www.reganandhallworth.com)