

TO LET

36, Spencer Road West, Wigan, WN6 7HP

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



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Superb three end semi-detached family home now available to let.



- Outstanding semi-detached family home
- Modern open plan kitchen / dining
- Bathroom / shower over bath
- Close to schools and amenities
- Great sized reception rooms
- Three good sized bedrooms
- Front and rear gardens
- 1069 SQ. FT.

Now available to let and located along the ever popular Spencer Road West is this spacious 3 bed semi-detached family home. The property offers just over 1000 square foot of modern accommodation set over two floors along with great sized gardens to the front and to the rear. Spencer Road West boasts excellent access to a range of local amenities and Wigan town centre with bus and train station. Its also close to a range of outstanding schools for all ages and is just a short drive to several major motorway networks. Internally the accommodation briefly comprises of storm porch, inner entrance hallway, under stair store cupboard, spacious lounge / sitting room located to the front with feature bay window, dining room to the rear with patio doors leading out onto the gardens and multi fuel burning stove and then an open plan kitchen offering a range of wall, base and drawer units. 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 located to the rear, third good sized single bedroom and then a modern fitted family bathroom comprising of wc, sink unit and bath with shower over. Externally the property has a walled front garden whilst to the rear there is a good sized, enclosed and private garden. Internal inspection is highly recommended to truly appreciate the deceptive size and its great location.





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TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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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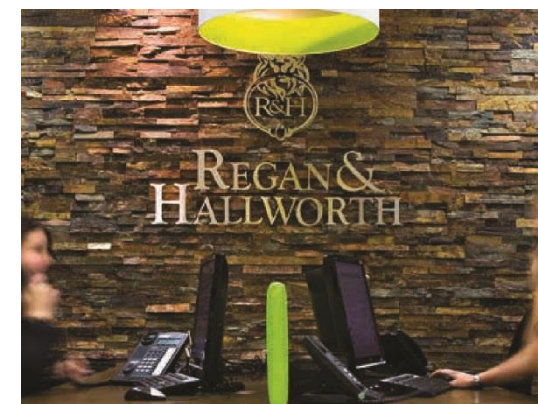
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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