

**FOR SALE**

12, Burns Close, Poolstock , WN3 5HX

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

 ESTD  
1996





## 12, Burns Close, Poolstock , WN3 5HX

*Excellent three bed semi-detached family home located close to schools and amenities.*



- Spacious semi-detached family home
- Fitted kitchen with cooker
- Family bathroom / shower over bath
- Close to schools and amenities
- Great sized reception rooms
- Three good sized bedrooms
- Front and rear gardens / driveway
- 824 SQ. FT.

Now available to let and located close to Wigan town centre is this deceptively spacious three bed semi-detached family home. Burns Close boasts excellent access into Wigan with all its amenities along with bus and train station, schools for all ages and is just a short drive to several major motorway networks.

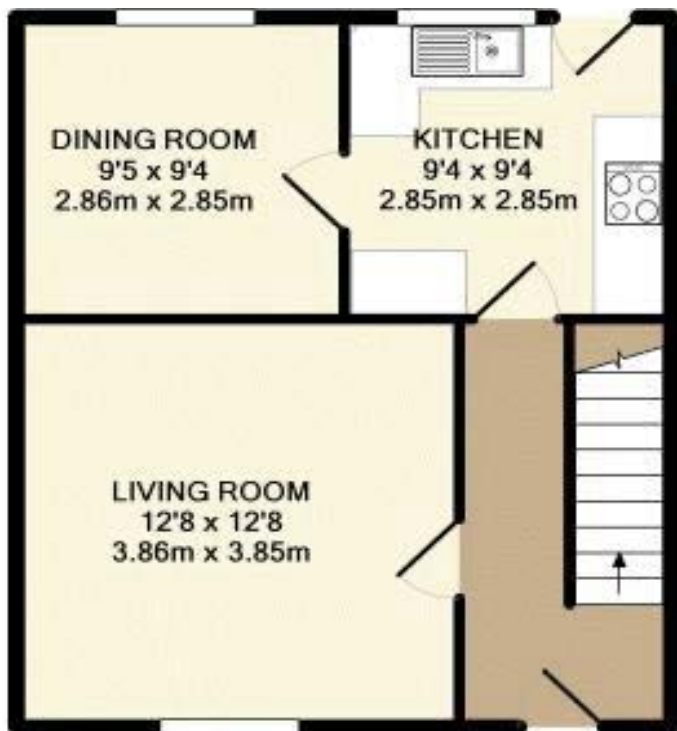
Internally the accommodation is set over two floors and in brief comprises of entrance hallway, lounge / sitting room located to the front, dining room located to the rear and then a modern fitted kitchen boasting a range of wall, base and drawer units. Up on the first floor the centrally located landing area opens to give access to two good sized double bedrooms, one single bedroom and then a bathroom with shower over bath and separate wc room.

Externally the property has a low maintenance front garden area with driveway to the side. To the rear there is a good sized and enclosed yard style garden. Internal inspection is highly recommended to truly appreciate the deceptive size and its great location.

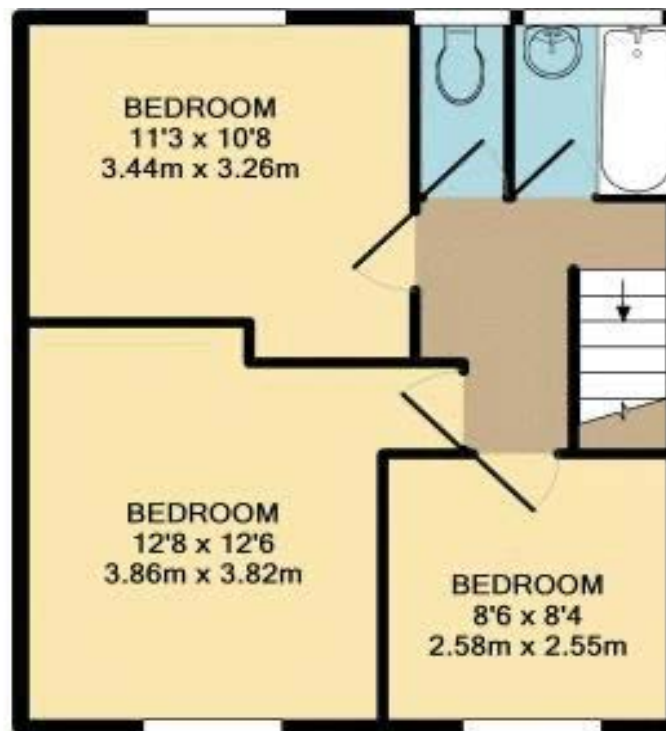








GROUND FLOOR  
APPROX. FLOOR  
AREA 412 SQ.FT.  
(38.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 412 SQ.FT.  
(38.3 SQ.M.)

**TOTAL APPROX. FLOOR AREA 824 SQ.FT. (76.5 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.  
Made with Metropix ©2018



**rightmove**

**onTheMarket.com**



**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.



#### 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

 @reganhallworth

 Regan & Hallworth

 @reganandhallworth

 @reganhallworth

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