

25, Balcarres Avenue, Whelley, WN1 3UX





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*Outstanding two bed semi-detached true bungalow located in the popular area of Whelley*



- Outstanding true bungalow
- Modern fitted kitchen with cooker
- Modern fitted family shower room
- Close to amenities and transport links
- Great sized reception room
- Two good sized bedrooms
- Large gardens and driveway
- 622 SQ. FT.

Now available to let and located in the ever-popular village of Whelley is this modern semi-detached true bungalow. Balcarres Avenue has been finished to a good standard giving it a modern and contemporary feel throughout along with large gardens to the front and rear, driveway and open field aspects to the rear. The property also boasts excellent access into the village and all its amenities, schools, public transport links and is just a short drive to several major motorway networks. Internally the accommodation briefly comprises of entrance hallway, modern fitted kitchen to the rear offering a range of wall, base and drawer units and cooker, modern fitted family shower room with wc, sink unit and corner shower unit, large master double bedroom located to the rear with the bonus of fitted wardrobes, second good sized bedroom located to the front and then a large formal lounge / sitting room. The property also has double glazed windows and doors and gas central heating powered by a combi boiler. Externally the property has a walled front garden with driveway to the side whilst to the rear there is a spacious and enclosed garden with lawn, patio area and a range of plants and shrubs. This property would ideally suit a keen gardener who would maintain the gardens to their current beautiful standard. Internal inspection is recommended to truly appreciate the deceptive size, great finish and outstanding location.

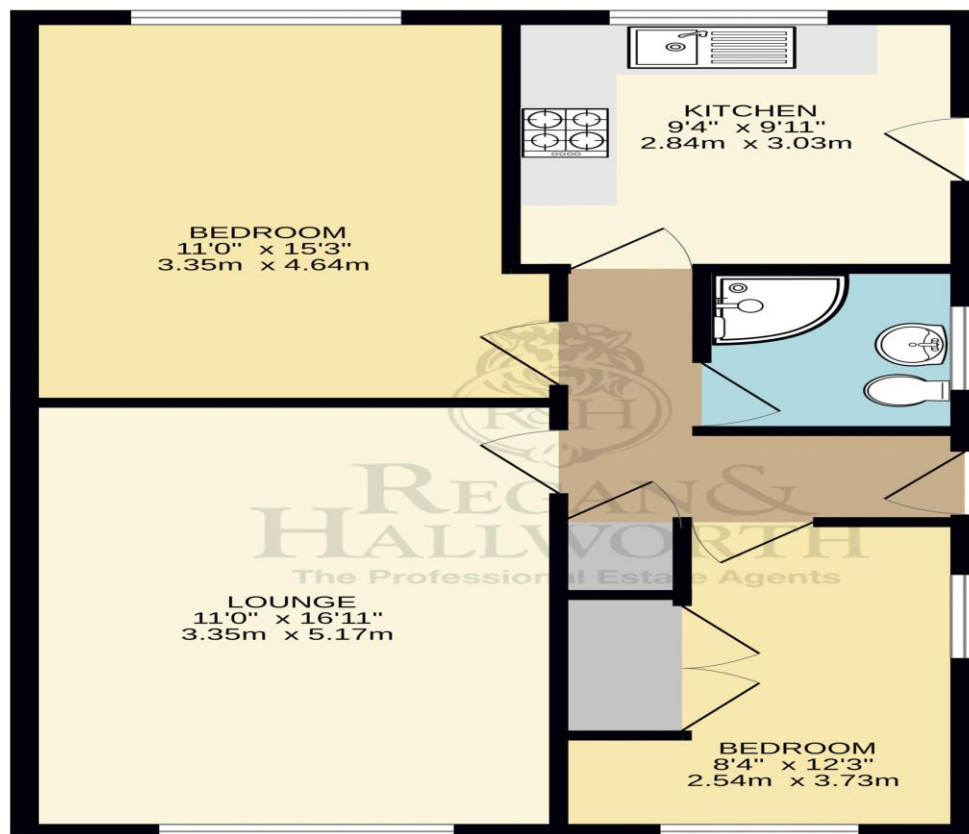








**GROUND FLOOR**  
622 sq.ft. (57.8 sq.m.) approx.

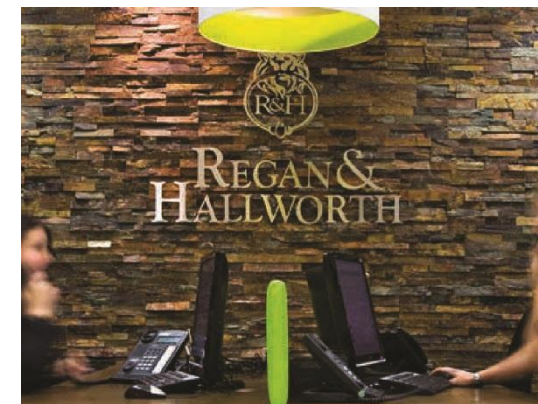


**TOTAL FLOOR AREA : 622 sq.ft. (57.8 sq.m.) approx.**

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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