

TO LET

7, Beech Grove, Beech Hill, WN6 8PD

REGAN &
HALLWORTH
The Professional Estate & Letting Agents



7, Beech Grove, Beech Hill, WN6 8PD

Modern and spacious three bed semi-detached home located in Beech Hill.



- Modern semi-detached family home
- Open plan kitchen / dining room
- Family bathroom / shower over bath
- Close to schools and amenities
- Great sized reception room
- Two double and one single bedroom
- Front and rear gardens / driveway
- 823 SQ. FT.

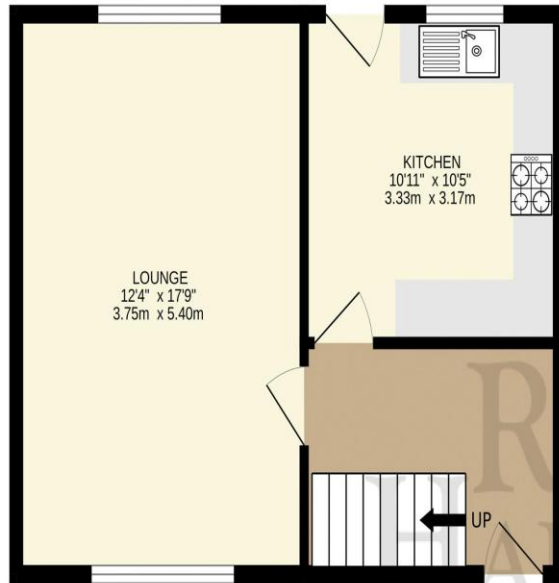
Now available to let and located in the popular area of Beech Hill in Wigan is this impressive, three bed semi-detached home. Beech Grove has been finished to a great standard throughout offering spacious accommodation set over two floors. The property offers easy access to a range of local amenities, schools for all ages, town centre and great public transport links.

In brief the accommodation comprises entrance hallway, large formal lounge / sitting room with windows to the front and rear then a modern fitted, open plan kitchen / breakfast room with the kitchen offering a range of wall, base and drawer units. Up on the first floor there are two large double bedrooms, one single bedroom and a family bathroom with shower over bath.

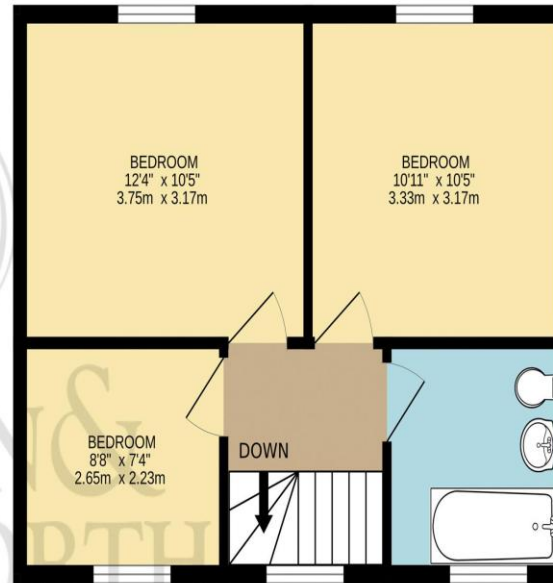
Externally Beech Grove has a walled and gated front garden with driveway whilst to the rear there is a large, private and enclosed garden with patio and lawn. Internal inspection is highly recommended to fully appreciate the properties size, finish and great location.



GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.

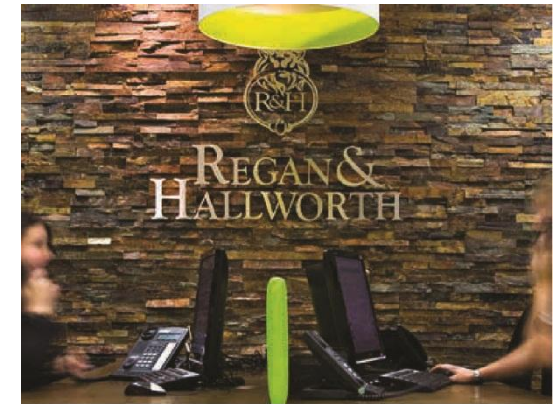


1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.4 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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