

TO LET

10, Crowhurst Drive, Whitley, WN1 2QH

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



10, Crowhurst Drive, Whitley, WN1 2QH

Large five bed family home with large gardens and driveway located in Whitley



- Semi-detached family home
- Two modern fitted bathrooms
- Five good sized bedrooms
- Close to amenities / schools
- Spacious living environment
- Outstanding fitted kitchen
- Large gardens / driveway / garage
- 1780 SQ. FT.

Now available to let and located in the popular area of Whitley in Wigan is this impressive five bed semi-detached family home. Crowhurst Drive is situated at the bottom of a quiet cul-de-sac making this an ideal home for the professional growing family. The property offers easy access to Haigh Country Park, Wigan Hospital, the town centre with all its amenities, bus and train station, schools for all ages and is just a short drive to a number of major motorway networks.

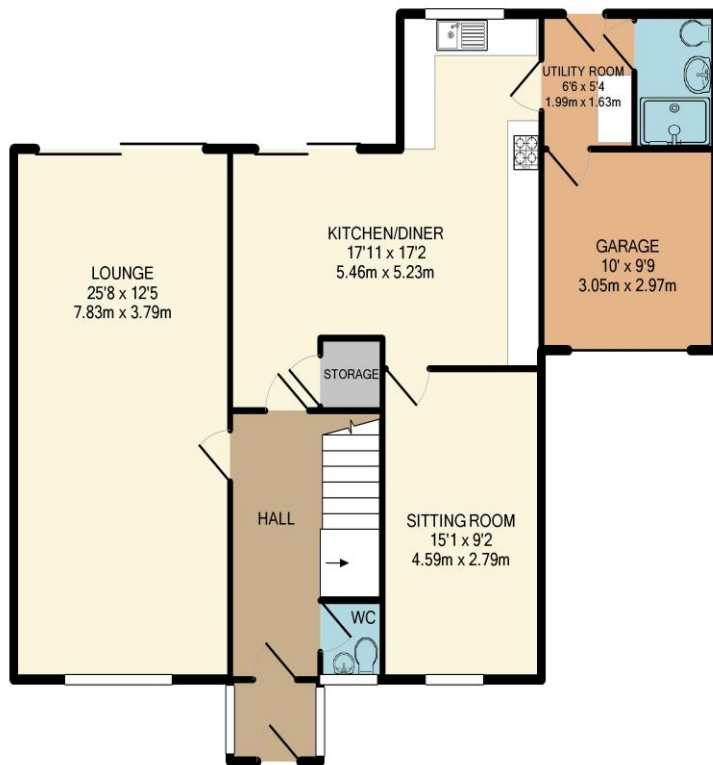
The accommodation spans over 1700 square foot set over two floors. To the front a storm porch gives access into a spacious entrance hallway. There is a large 25 foot long lounge / sitting room with window to the front and patio door to the rear, cloak room wc, second lounge / sitting room, open plan dining room with patio doors to the gardens, modern fitted kitchen offering a range of units and integral appliances, utility room, fitted shower room with wc, sink and corner shower unit and access into the garage.

Up on the first floor the centrally located landing area gives access to four large double bedrooms and then a fifth bedroom which is currently kitted out as a home office and then a modern fitted four piece family bathroom comprising of wc, sink, corner shower unit and bath.

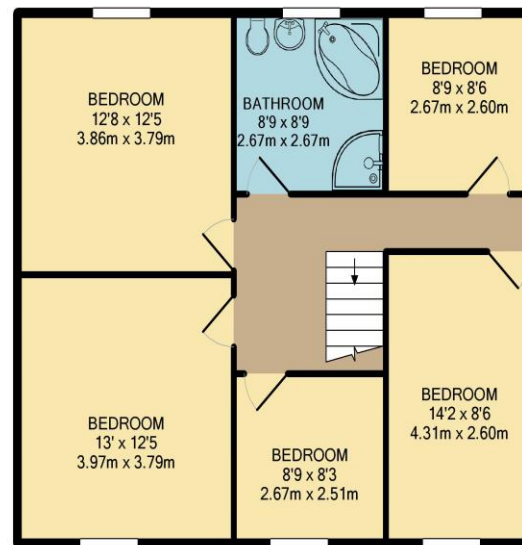
Externally the property has a large driveway providing off road parking for a number of cars and gives access to the garage, there is also a grassed lawn surrounded by mature plants and shrubs. To the rear there is a very large garden which comprises of lawn area, patio area which are all surrounded by mature trees and plants making it very private. Viewings are highly recommended to appreciate the size, finish and outstanding location.







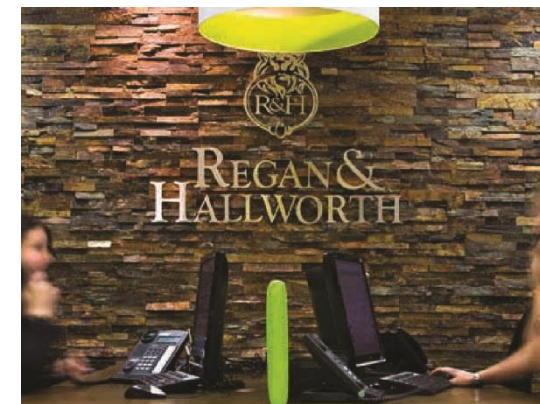
GROUND FLOOR
APPROX. FLOOR
AREA 1016 SQ.FT.
(94.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 764 SQ.FT.
(70.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1780 SQ.FT. (165.3 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.
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