

FOR SALE

721, Warrington Road, Marus Bridge, WN3 6XB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Substantial semi-detached true bungalow offering an impressive 1243 SQFT of living space.

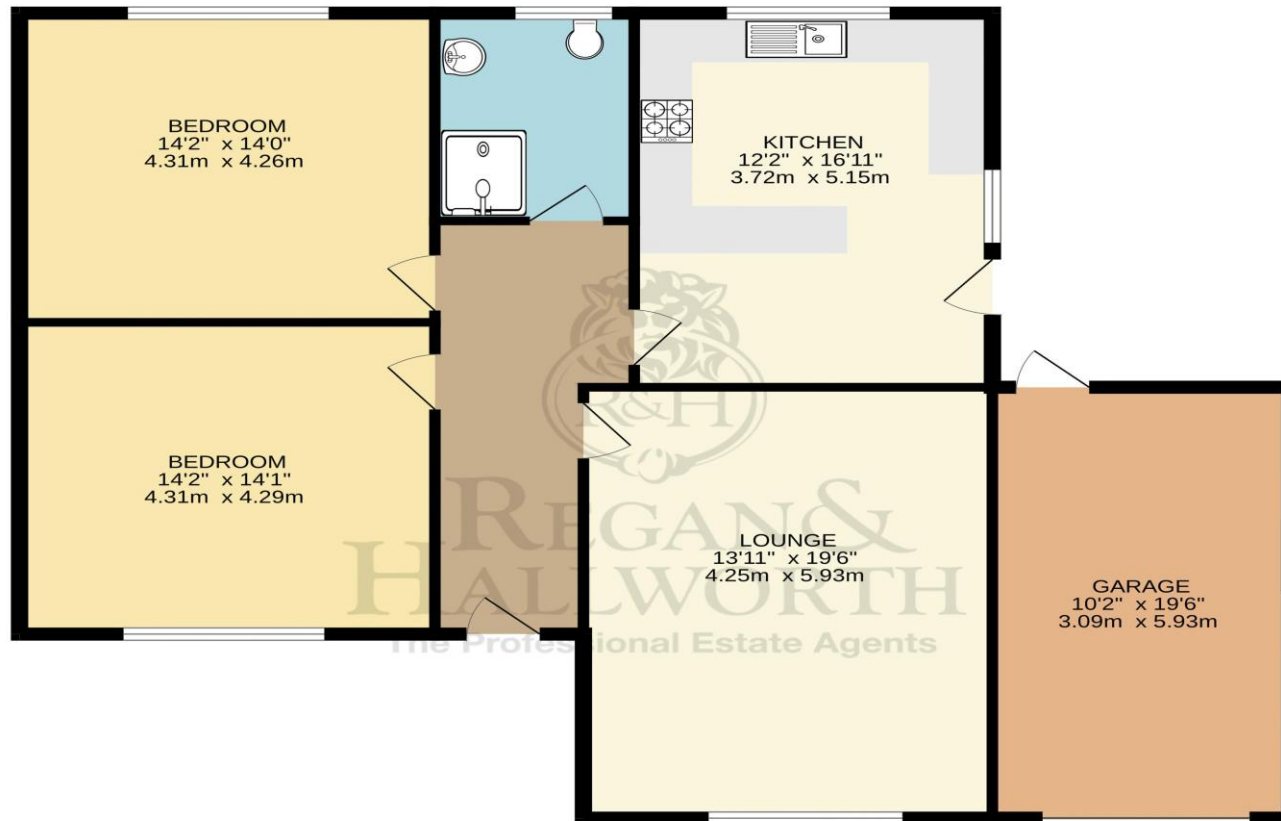


- Impressive semi-detached bungalow
- 2 bedrooms / 1 reception room
- Generously proportioned space
- Large loft space with development potential
- Spacious & mature gardens
- Sunny westerly rear aspect
- Available chain free
- 1243 SQFT

Enviably positioned just a stone's throw from various amenities, shops and transport links plus offered to the market with the added incentive of no chain delay - this impressively sized and individually designed semi-detached true bungalow provides an astonishing 1243 square feet of flexible living space that would be suitable for a wide range of clients, from any clients seeking a property that provides the convenience of one floor living, to anyone seeking a large home, that because of the substantial loft space, could make even bigger (interestingly our clients have had historic planning permission to convert the large loft space). The property has been really well cared for over the years & has benefited from a number of recent additions such as a newly installed boiler in March 2025 with a five year warranty, plus a completely new roof approx 5 years ago. At 1243 square feet too, the property is much larger than a standard size bungalow & in brief the home comprises; a large entrance hallway with recently laid flooring, main front lounge, rear fitted kitchen diner, 2 generous double bedrooms plus a modern principal shower room which is approx 3 / 4 years old with touch lights and Bluetooth speaker. Externally, the property sits on a really impressive overall plot, with the wonderful rear garden in particular enjoying a westerly aspect and therefore lots of late sun, plus considerable privacy and space to extend should clients wish. To the front is a large driveway providing ample off road parking & access to an attached garage. Early viewings are essential on this superb true bungalow. No chain delay.







TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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 endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.
Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further 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 for you.

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