

3, Newland Avenue, Pemberton, WN5 9HA

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

 ESTD
1996



3, Newland Avenue, Pemberton, WN5 9HA

Superb semi-detached family home located close to various shops & amenities.



- Beautiful semi-detached home
- Superbly presented throughout
- Ideal starter home
- Close to amenities / motorway
- 3 bedrooms / 1 reception room
- Modern fitted kitchen & bathroom
- Driveway & detached garage
- 1005 SQFT

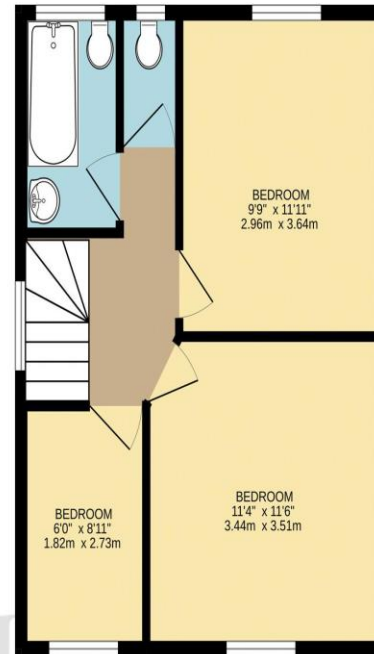
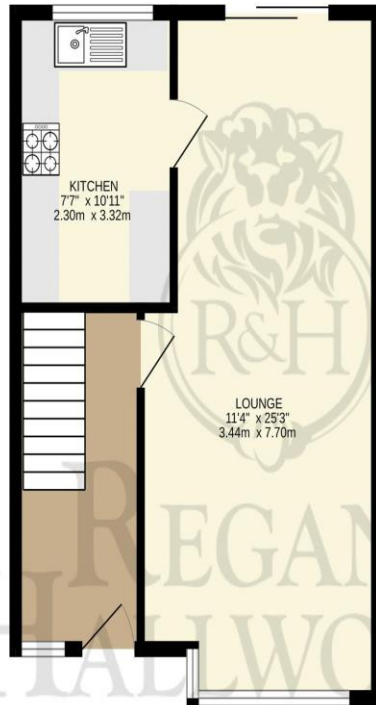
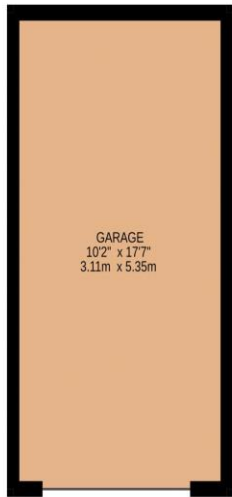
Boasting beautiful internal presentation throughout and a number of recent enhancements that simply must be viewed to be fully appreciated - this superbly presented semi-detached home is located in a popular residential area, close to numerous shops, amenities, schools & transport links. Ideal then for any first-time buyers or young professionals looking to get onto the property ladder, the property has benefitted from a smart new kitchen, redecoration throughout, some plasterwork in parts & all new floorings.

In brief this excellent starter home comprises; a hallway, beautiful & spacious lounge through diner, a stunning fitted kitchen which is finished with a range of integrated appliances. Upstairs, there are three beautifully presented bedrooms plus the modern, principal bathroom suite & separate wc.

Externally the home has a private & fully landscaped garden to the rear which boasts a flagged patio area, smart composite decking, plus a sunny south-westerly aspect & therefore lots of late summer sun. To the front is a driveway providing ample off-road parking & leading through to a detached garage at the rear. Early viewings are essential on this immaculate starter home.







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TOTAL FLOOR AREA : 1005 sq.ft. (93.4 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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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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