

19, Duke Street, Goose Green, WN3 6QX

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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19, Duke Street, Goose Green, WN3 6QX

Stylish, move-in ready living tucked away in a quiet and convenient Wigan setting



- Immaculately presented 2 bed terrace
- Quiet street with no through traffic
- Modern kitchen diner & ground floor WC
- Close to amenities, schools & M6 links
- Ideal first-time buyer opportunity
- Spacious lounge with log burner
- Gas central heating / Double glazing
- 845 SQ.FT. move in ready accommodation

Offering stylish presentation throughout, this immaculate and competitively priced terraced home is perfect for first-time buyers looking to take their first step onto the property ladder. Tucked away along a little-known street within a quiet residential area of Wigan with no through traffic, the property enjoys a peaceful setting while remaining exceptionally convenient for everyday amenities. The home is ideally located close to Wigan town centre, as well as the excellent range of shops, facilities and well-regarded schools found in nearby Hawkley Hall and Winstanley. For commuters, the M6 motorway is just a five-minute drive away, providing easy access to both Manchester and Liverpool.

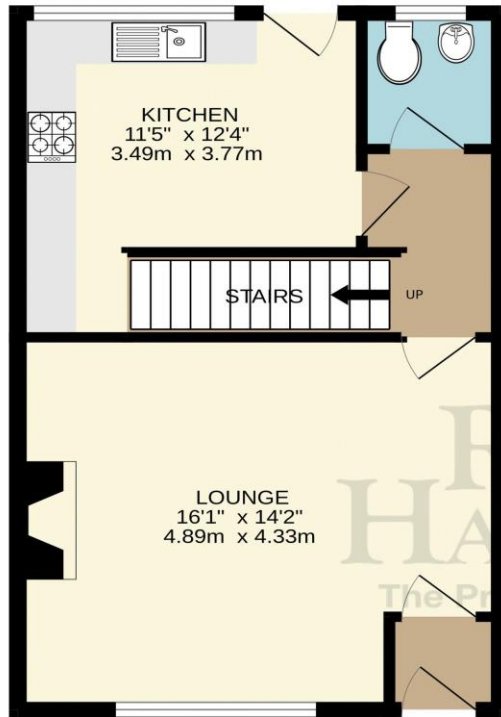
Internally, the property offers almost 850 sq ft of well-presented, contemporary living space that is ready to move straight into. Arranged over two floors, the accommodation briefly comprises a spacious lounge featuring an attractive exposed brick fireplace with a wood-burning stove, a large modern fitted kitchen diner and a useful ground floor WC. To the first floor, there is a generous master bedroom, a second bedroom and a well-appointed principal bathroom.

Externally, the property benefits from a good-sized enclosed rear yard, providing a private outdoor space. Additional features include gas central heating and full double glazing. Early viewing is highly recommended to fully appreciate the space, presentation and convenient location this superb home has to offer.

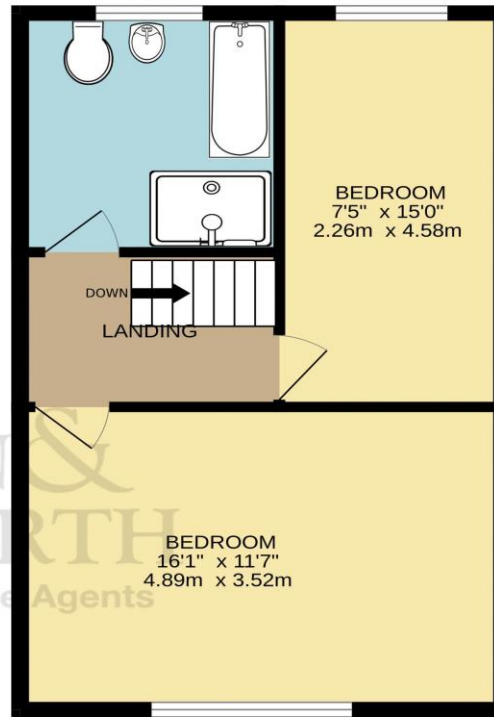




GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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