

TO LET

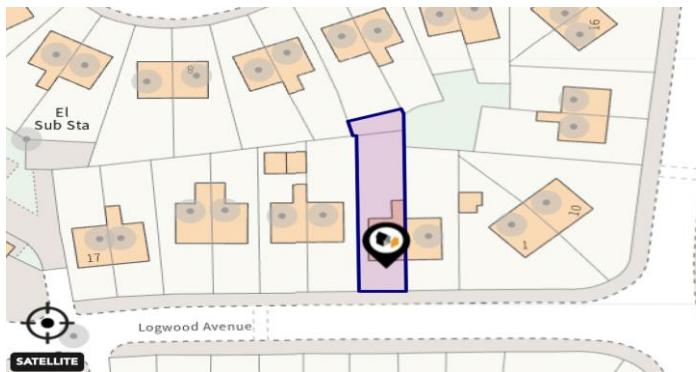
5, Logwood Avenue, Wigan, WN5 9RG

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



5, Logwood Avenue, Wigan, WN5 9RG

Excellent three bed semi detached family home located close to schools and amenities.



- Recently refurbished semi-detached
- Well equipped fitted kitchen
- Three good sized double bedrooms
- Close to schools and amenities
- Great sized reception rooms
- Bathroom with shower over bath
- Large gardens and driveway
- 730 SQ.FT.

Now available to let and located in a popular residential area of Wigan is this recently refurbished three bed semi-detached home. Logwood Avenue has been finished to a great standard throughout offering spacious accommodation set over two floors along with great sized gardens to the front and to the rear.

The property boasts excellent access to a range of local amenities, schools, town centre, public transport links and several major motorway networks. In brief the accommodation comprises of entrance hallway, great sized lounge / sitting room located to the front with log burning stove, well equipped fitted kitchen offering a range of wall, base and drawer units and then a family bathroom with shower over bath. Up on the first floor the property has a large master double bedroom located to the front and two more double bedrooms located to the rear.

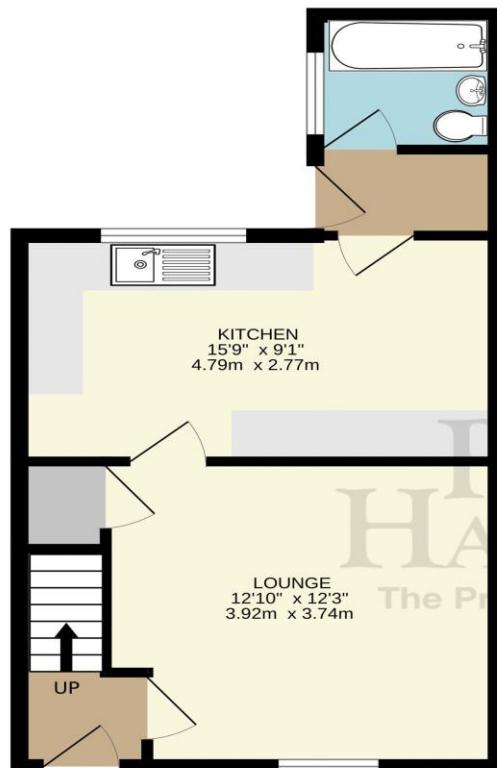
Externally there is a driveway and garden area to the front whilst to the rear there is a large, private and secure garden with patio area. Internal inspection is highly recommended to fully appreciate the properties deceptive size, excellent finish and great location.





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GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



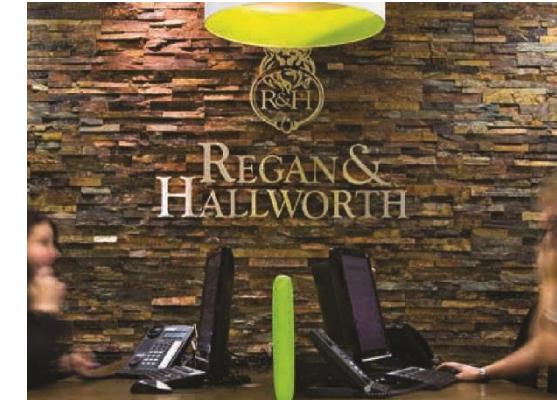
1ST FLOOR
335 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plans, 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 do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & Hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.



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