

1, Duncan Place, Worsley Hall, WN5 9RP



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Excellent three bed semi-detached family home located in the Worsley Hall area of Wigan.



- Modern semi-detached home
- Open plan kitchen / dining area
- Bathroom / shower over bath
- Close to schools and amenities
- Great sized lounge / sitting room
- Two double and one single bedroom
- Gardens and driveway
- 718 SQ. FT.

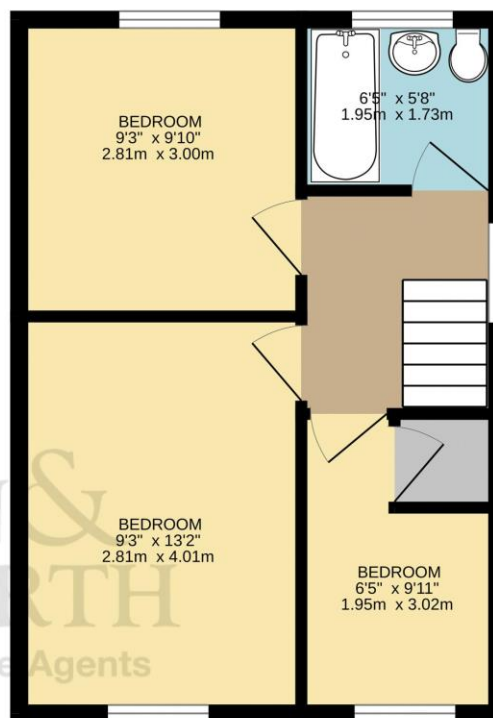
Now available to let and located in the Worsley Hall area of Wigan is this impressive, three-bed semi-detached home. Duncan Place is situated off the main road on a cul-de-sac of only two houses and boasts easy access to a range of local amenities, Wigan town centre with its bus and train station, and a range of schools for all ages.

Internally, the accommodation briefly comprises an entrance hallway, a large lounge/sitting room located to the front, then a modern open-plan kitchen/dining room to the rear with the kitchen offering a range of wall, base, and drawer units along with a cooker, space for a dining table, and a door leading out onto the rear gardens and patio. Up on the first floor, there are two good-sized double bedrooms, one to the front and the second to the rear, a third single bedroom, then a modern fitted family bathroom comprising a WC, sink unit, and bath with a shower over.

Externally, the property has a lawned garden to the front with parking, whilst to the rear, there is a large, private, and enclosed garden with patio and lawn. Internal inspection is highly recommended to truly appreciate the property's size and its superb central location.







TOTAL FLOOR AREA : 718 sq.ft. (66.7 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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