

**FOR SALE**

49, Beech Hill Lane, Beech Hill, WN6 7SD

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

ESTD  
1996



49, Beech Hill Lane, Beech Hill, WN6 7SD

*Deceptively spacious bay fronted home available chain free & providing 1371 SQFT*



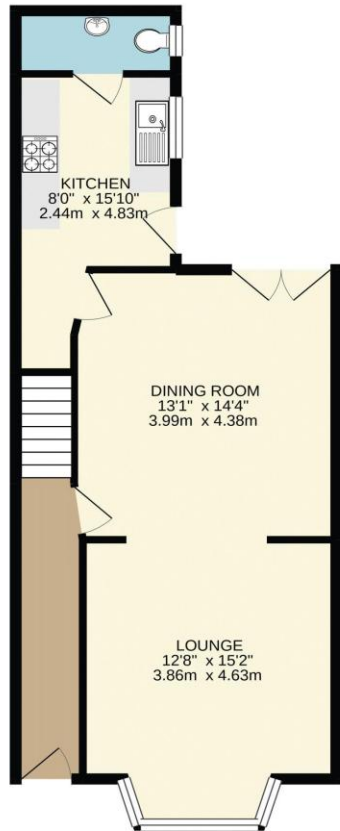
- Fantastic bay fronted terrace home
- Well presented throughout
- Family bathroom / cloak room wc
- Close to schools and amenities
- 2 bedrooms plus loft room
- Modern fitted kitchen
- Available chain free
- 1371 SQ. FT.

Offered to the market with no onward chain, this substantial bay fronted home would be ideal for any investors seeking an easy to rent addition to their portfolio or any first time buyers getting onto the property ladder. The property is located along Beech Hill Lane in Beech Hill, close to a range of schools for all ages, public transport links, Wigan town centre, local amenities and is just a short drive to several major motorway networks. Internally the deceptively spacious accommodation spans just over 1300 square feet and is set over three floors. On entering the property, a long entrance hallway gives access to the stairs leading to the first floor and into the large dining room to the rear. This has patio doors leading out onto the rear gardens and is open planned to a spacious and formal lounge / sitting room located to the front with a feature bay window. To the rear of the property is the modern fitted kitchen offering a range of wall, base and drawer units along with cooker and downstairs cloak room wc. Up on the first floor the centrally located landing area gives access to a very large master double bedroom to the front, second double bedroom to the rear and then a modern fitted family bathroom comprising of wc, sink unit, bath and separate shower unit. Furthermore, there is a loft room with Velux window. Externally the property has a well-stocked garden with wall and gated access. To the rear there is a private and secure rear yard. Internal inspection is highly recommended to appreciate the overall size, great finish and superb location.





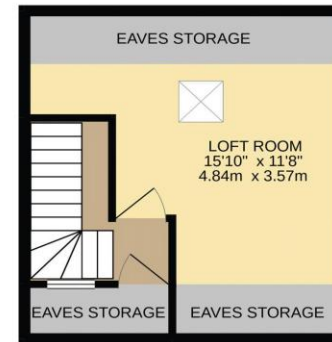
GROUND FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



2ND FLOOR  
277 sq.ft. (25.7 sq.m.) approx.



### WIGAN OFFICE

10-12 Library Street,  
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### STANDISH OFFICE

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### PARBOLD OFFICE

5-7 Station Road,  
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01257 464644

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TOTAL FLOOR AREA : 1371 sq.ft. (127.3 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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