

50, Edinburgh Drive, Pemberton, WN5 9ET



## 50, Edinburgh Drive, Pemberton, WN5 9ET

*Superb, detached family home located in the ever-popular area of Pemberton*



- Superb, detached family home
- Well-equipped fitted kitchen / utility
- Family bathroom with shower and bath
- SOLD WITH NO ONWARD CHAIN
- Great sized open plan reception rooms
- Two double / one single bedroom
- Gardens / driveway / garage
- 1044 SQ. FT.

This is a fantastic opportunity to purchase a superb, detached home situated along a popular street in Pemberton. Edinburgh Drive is offered for sale with NO ONWARD CHAIN and boasts excellent access to a range of local amenities, public transport links—including a nearby train station—and outstanding schools for all ages. It is also just a short drive from the M58 and M6 motorway networks. Internally, the property offers just over 1,000 square feet of versatile accommodation, making this an ideal home for a growing family.

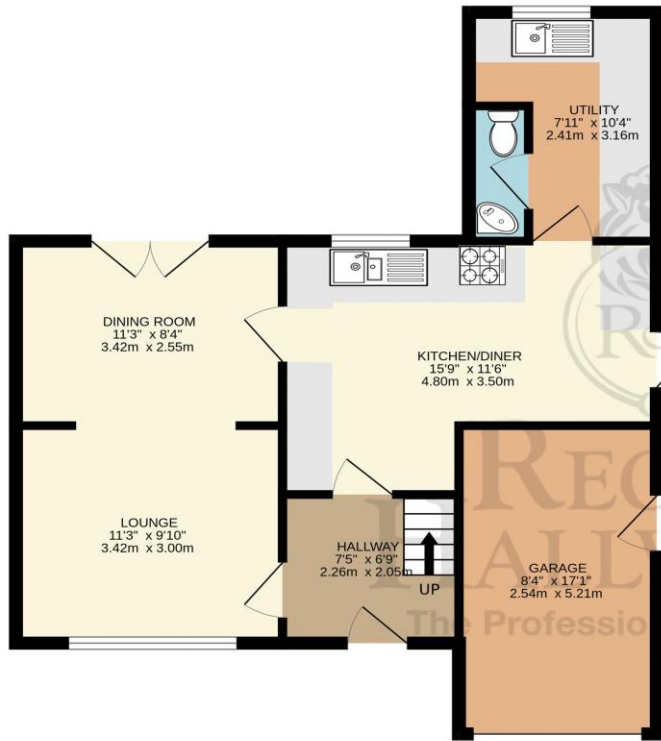
In brief, the ground floor comprises an entrance hallway with stairs leading to the first floor, and a great-sized formal lounge/sitting room to the front. This space is open plan to the dining room, which features patio doors leading out onto the rear gardens. There is a well-equipped fitted kitchen offering a range of wall, base, and drawer units, with further access to a utility room and a convenient cloakroom/WC. Up on the first floor, there are two large double bedrooms—one to the front and the second to the rear—alongside a great-sized third single bedroom. The family bathroom is notably well-equipped, comprising a sink unit, WC, bidet, bath, and a separate shower unit.

Externally, the front of the property features a large, walled, block-paved driveway providing off-road parking and access to an integral garage with an up-and-over door. To the rear, there is a private and secure garden with a patio area and a well-maintained lawn. Internal inspection is highly recommended to truly appreciate the property's size and its excellent location.

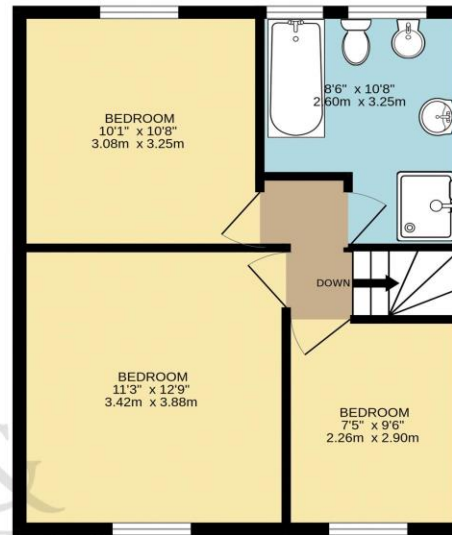




**GROUND FLOOR**  
607 sq.ft. (56.4 sq.m.) approx.



**1ST FLOOR**  
436 sq.ft. (40.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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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**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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