

TO LET

27, More Street, Newtown, WN5 0AS

REGAN & HALLWORTH
The Professional Estate & Letting Agents



27, More Street, Newtown, WN5 0AS

Exceptional semi-detached home available to Let in the Newtown area of Wigan.



- Exceptional semi-detached home
- Modern kitchen with appliances
- Modern bathroom / cloak room wc
- Close to town centre and transport links
- Great sized open plan reception room
- Two large double bedrooms
- Triple driveway / large gardens
- 646 SQ. FT.

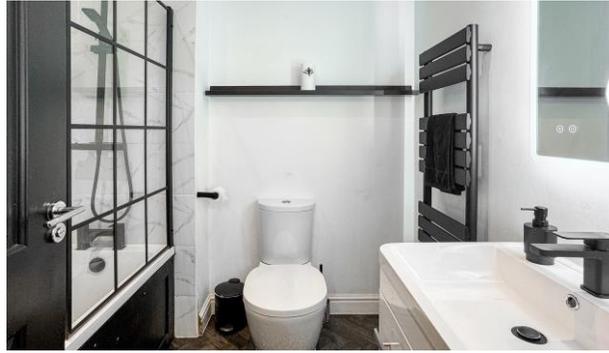
Now available to LET and situated on a modern development in the Newtown area of Wigan, this impressive two-bedroom semi-detached home is perfectly positioned. More Street offers easy access to Robin Park and its many amenities, the town centre (including bus and train stations), and several highly regarded schools. It is also just a short drive from major motorway networks.

Internally, the property has been tastefully decorated throughout, offering spacious accommodation set over two floors. Upon entering this immaculately presented home, you are welcomed by a spacious entrance hallway providing access to a cloakroom/WC, a storage cupboard, and a modern fitted kitchen featuring a range of wall, base, and drawer units along with integrated appliances. To the rear of the property is a generously sized lounge/sitting room, with patio doors leading directly out to the rear garden.

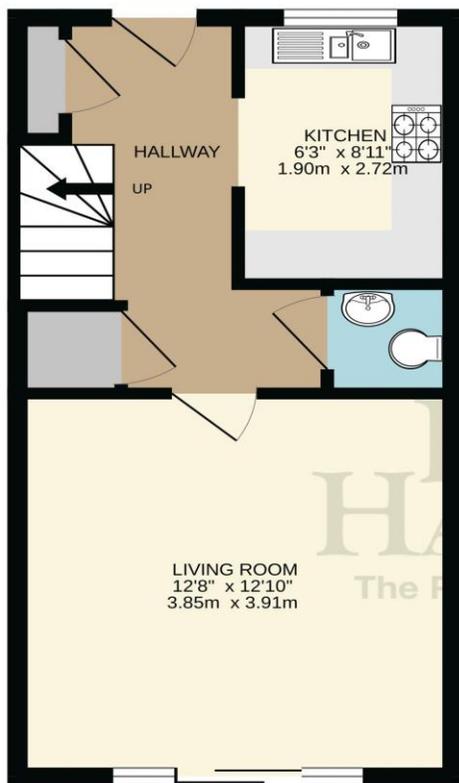
On the first floor, the centrally located landing leads to a modern family bathroom comprising a WC, sink, and bath with an overhead shower. The large master double bedroom, featuring modern décor and fitted wardrobes, is situated to the rear, while a second well-proportioned double bedroom is located to the front.

Externally, the property boasts a large triple driveway to the front, providing ample off-road parking. To the rear and side, there is a large, private, and enclosed garden featuring a patio area and well-maintained lawns.

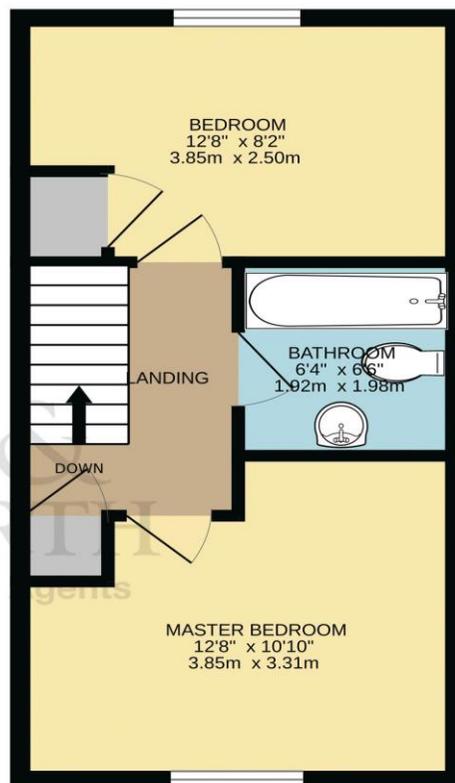




GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.

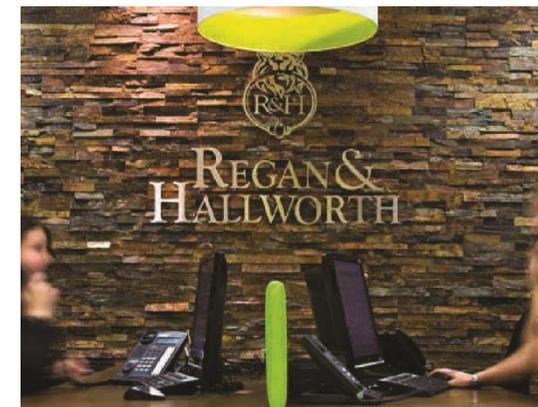


1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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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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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