

FOR SALE

98A, Millers Lane, Platt Bridge , WN2 5DU

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



98A, Millers Lane, Platt Bridge , WN2 5DU

Superb, three bed detached family home located on a new development in Platt Bridge.



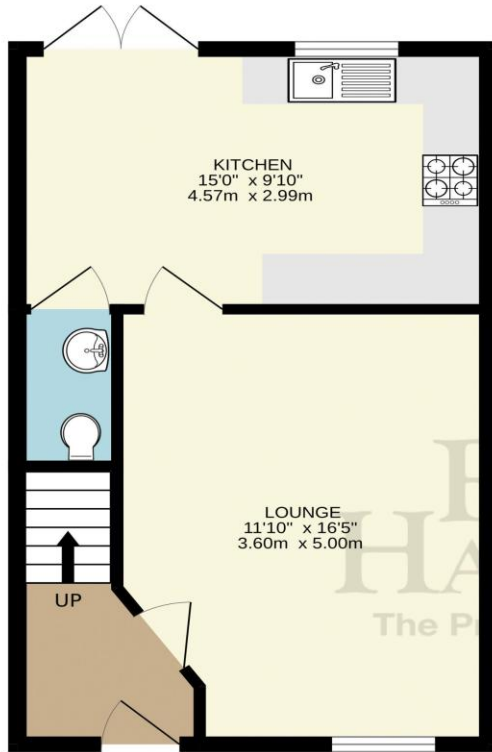
- Modern detached new build family home
- Excellent sized lounge / sitting room
- Open plan kitchen / dining area
- Three good sized bedrooms
- Family bathroom and en-suite
- Large driveway and detached garage
- Excellent private rear garden
- Close to schools and amenities

This is a fantastic opportunity to purchase a spacious, new build, three bed detached home located on a popular modern development in the Platt Bridge area of Wigan. Millers Lane offers excellent access to a range of amenities including the town centre, some great schools for all ages, good public transport links and is just a short drive to several major motorway networks and the East Lancashire Road. Internally the property has been finished to an excellent standard with the accommodation briefly comprising of entrance hallway, large formal lounge / sitting room, modern fitted and well-equipped open plan kitchen / dining room and a cloak room wc. Up on the first floor there are three great sized bedrooms with the master benefitting from en-suite bathroom and then a modern fitted family bathroom. Externally Millers Lane has a large driveway to the front giving access to a single garage with up and over door whilst to the rear there is a large, private and secure garden ideal for the growing family. Internal inspection is highly recommended to fully appreciate the property's size and internal finish.

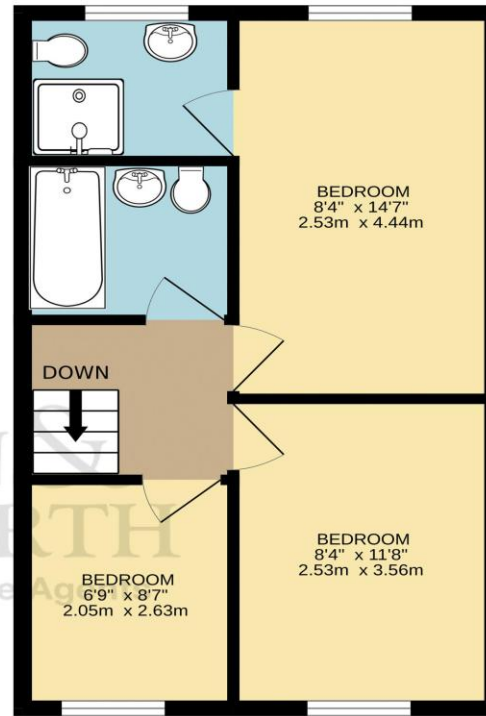




GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 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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