FOR SALE

34, Annesley Crescent, Wigan, WN3 6RY

REGAN & HALLWORTH
The Professional Estate & Letting Agents

EST 1996



34, Annesley Crescent, Wigan, WN3 6RY

Keenly priced three-bedroom home offering spacious open-plan living, private rear gardens, drive parking with a garage. and no onward chain



- Keenly priced semi-detached with no chain
- Welcoming traditional hallway
- Three well-proportioned bedrooms
- Ample parking & spacious attached garage
- Spacious open-plan ground floor living
- Fitted kitchen & modern shower room
- Private gardens backing onto fields
- 978 SQ.FT. /

A keenly priced three-bedroom home with spacious open-plan living, private gardens and no onward chain! Tucked away on a quiet and popular residential street in Marus Bridge, 34 Annesley Crescent is a fantastic opportunity for buyers seeking a well-located home with generous living space, private gardens and excellent convenience. The ground floor offers a particularly appealing open-plan layout, creating a spacious and sociable environment ideal for modern family living. The fitted kitchen complements the living space, which also benefits from a feature fireplace, adding a welcoming focal point. A traditional-style entrance hallway provides an inviting first impression, while upstairs there are three well-proportioned bedrooms and a modern family shower room.

Outside, the property continues to impress with good-sized private gardens to the rear, enjoying a pleasant outlook across adjoining school playing fields, meaning there are no houses directly overlooking the garden. To the front, there is ample off-road parking together with a spacious attached garage.

The location is another real attraction, with the property tucked away in Marus Bridge yet conveniently positioned for local schools, everyday amenities and excellent transport links, including easy access to the M6 motorway. With full double glazing and a modern gas central heating system, the house offers comfortable and efficient accommodation throughout. Competitively priced and offered for sale with NO ONWARD CHAIN, this is a home that is ready for immediate occupation and deserves an early viewing.























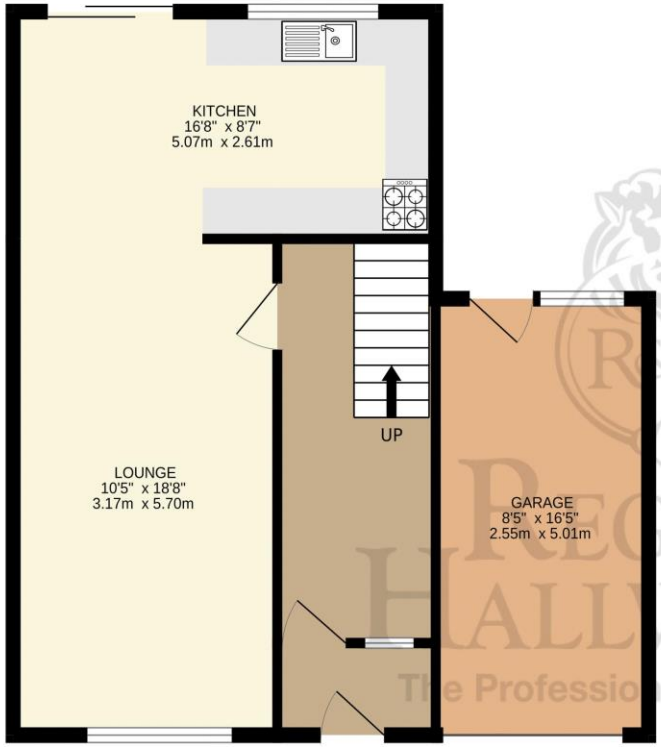




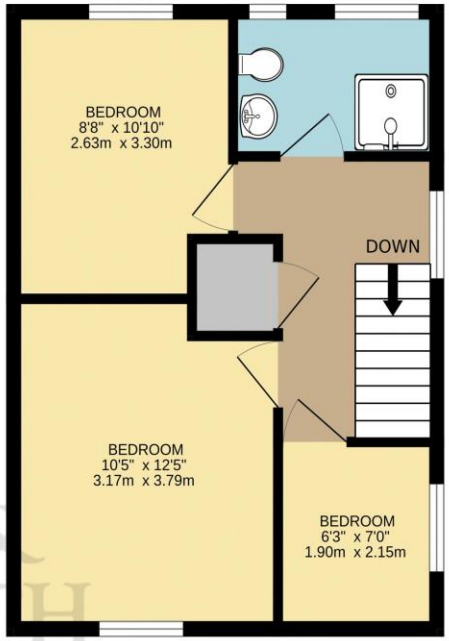
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GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



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TOTAL FLOOR AREA : 978 sq.ft. (90.8 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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