FOR SALE

771, Wigan Road, Westhoughton, BL5 2DD

REGAN & HALLWORTH
The Professional Estate & Letting Agents

EST 1996



771, Wigan Road, Westhoughton, BL5 2DD

Impressive three bed semi-detached family home in turn key condition.



- Impressive semi-detached family home
- Modern open plan kitchen / dining room
- Family bathroom and en-suite
- Close to schools and amenities
- Great sized formal lounge / sitting room
- Three great sized bedrooms
- Secure gardens and driveway
- 905 SQ. FT.

Situated on a small, exclusive development on the outskirts of Westhoughton sits this impressive, detached family home. Wigan Road has been finished to an exceptionally high standard throughout boasting modern, contemporary accommodation set over two floors along with well maintained and landscaped gardens. The property boasts easy access to Hindley, Westhoughton and surrounding areas with their range of amenities, some outstanding schools for all ages, excellent country walks from the doorstep and close to several major motorway networks. In brief the accommodation comprises of entrance hallway, large formal lounge / sitting room with bay window located to the front then an open plan kitchen / dining room located to the rear with the kitchen offering a range of wall, base and drawer units along with appliances, dining area with doors leading out onto the rear garden and a utility room and cloak room wc. Up on the first floor there is a large double master bedroom located to the front with en-suite shower room, second double bedroom located to the rear, third single bedroom and then a family bathroom. Externally Hewlett Way has a large double driveway located to the side of the property and garden to the front. To the rear there is a large, private enclosed landscaped garden with patio area lawn and sheds. Internal inspection is highly recommended to fully appreciate the properties size, its immaculate internal finish and its outstanding location.



























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TOTAL FLOOR AREA : 905 sq.ft. (84.1 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.