

FOR SALE

58, Penny Lane, Haydock, WA11 0QS

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



58, Penny Lane, Haydock, WA11 0QS

Stunning, fully renovated semi-detached offered to the market with no chain delay.



- Stunning semi-detached home
- Fully renovated throughout
- Popular main road setting
- No chain delay
- 2 bedrooms / 1 reception room
- Sleek, stylish interiors
- Ideal starter home
- 823 SQFT

Enjoying a prominent main road position & offered to the market with the added benefit of no chain delay - this superb semi-detached home has been fully renovated throughout & provides 823 square feet of sleek, stylish living space that simply must be viewed internally to be fully appreciated. Bought by the current owners & completely overhauled throughout, very little of what was previously standing still remains, with everything either replaced, renewed or renovated - the home as a result would be ideal for any first time buyers looking to get onto the property ladder. Internally, the property has been cleverly remodelled with our clients opening up the rear of the home, creating a contemporary open plan design that is in line with modern buyers' tastes. Everywhere has been completely replastered, the home was rewired & the entire heating system replaced. All the walls, ceilings & floors are new as are the quality Upvc windows and smart internal doors. The ground floor in brief comprises; an entrance hallway, a main front lounge with feature bay window, with the sleek kitchen diner at the rear of the home. This contemporary kitchen is finished with low spot lighting & there is a useful utility room plus a ground floor wc / cloaks. Upstairs, the remodelled space offers two double bedrooms plus there is a luxury, fully tiled bathroom suite. Externally the home occupies a spacious overall plot, with the home set well back from the road. The rear is low maintenance & has a detached garage, whilst to the front is a shared driveway, plus enough front garden to create further off road parking. Early viewings are absolutely essential to appreciate the quality of home on offer. No chain delay.







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TOTAL FLOOR AREA : 823 sq.ft. (76.4 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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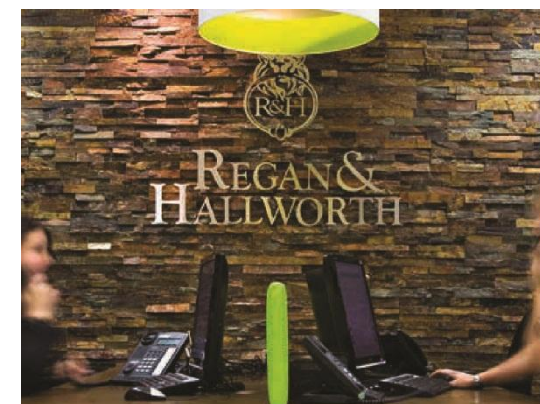
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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