

97, Raithby Drive, Wigan, WN3 5PZ

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



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Spacious three bed family home with south facing gardens

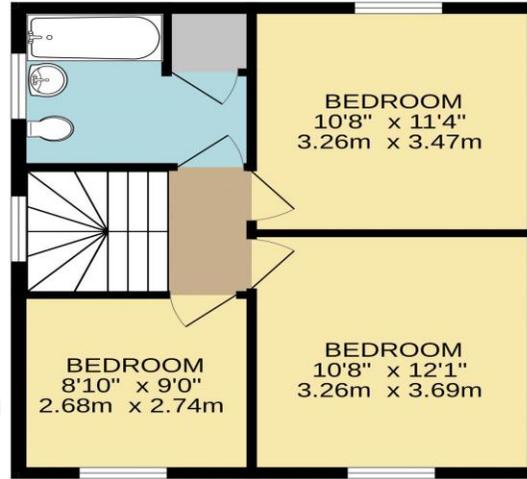
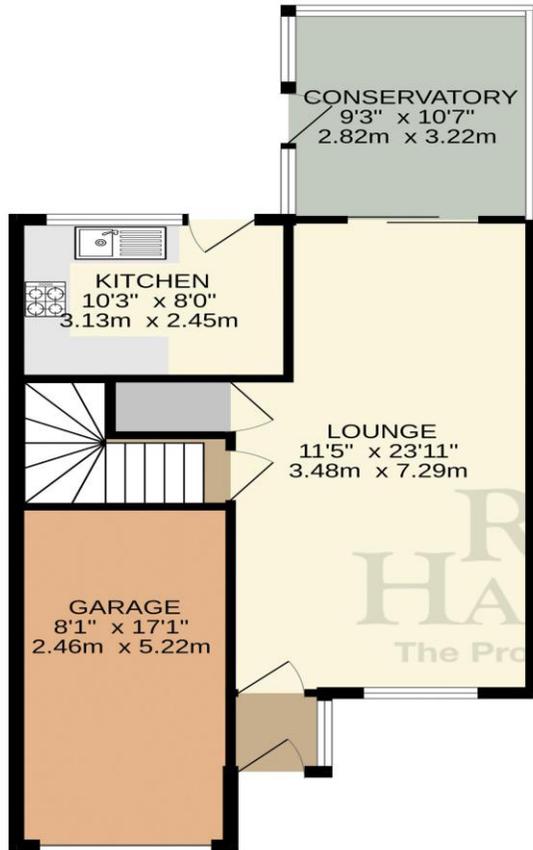


- Spacious semi-detached house
- Three good sized bedrooms
- Conservatory
- Generous gardens
- Ample parking & garage
- South facing rear garden
- Gas central heating / Double glazing
- 1098 SQ.FT.

This style of semi-detached home is among the most popular on the Hawkley Hall Estate, thanks to its generous proportions and practical layout. The first floor offers three larger-than-average bedrooms along with a well-sized family bathroom, making it particularly appealing for families. The property has been well maintained throughout and also benefits from a conservatory to the rear, providing additional living space. It presents an excellent opportunity for buyers looking for a home they can move straight into while still having the potential to personalise and add their own style over time. Further benefits include gas central heating and full double glazing. Positioned on a quiet residential road with minimal through traffic, the home enjoys a pleasant sense of privacy while remaining conveniently close to local amenities, schools and transport links. Externally, the front garden is designed for easy maintenance with a lawned area and a spacious driveway providing ample off-road parking, which leads to an integral garage. To the rear, the fully enclosed garden enjoys a sunny south-facing aspect — ideal for relaxing or entertaining. Competitively priced for the area, early viewing is strongly recommended.





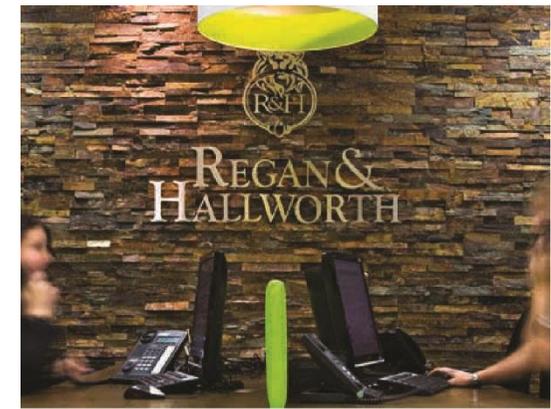


TOTAL FLOOR AREA : 1098 sq.ft. (102.0 sq.m.) approx.

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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