

FOR SALE

73, Whitley Crescent, Whitley, WN1 2PR



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Spacious & individual 1930s detached true bungalow available with no chain delay.



- Impressive individual true bungalow
- Ideal for retired clients
- Large, mature plot
- Available chain free
- 3 double bedrooms
- Highly coveted Whitley location
- Generous amount of floorspace
- 1297 SQFT

Enviably located along the highly prized Whitley Crescent & offered to the market with the added benefit of no chain delay - this impressive, individual detached true bungalow is brimming with kerb appeal & would be perfect for a wide range of clients - though any retired buyers seeking the convenience of one floor living really should take a much closer look. The bungalow itself has been extended & altered from its original design & as a result now totals a very sizeable 1297 square feet of pretty 1930s living space, making it larger than many 4 bed detached homes.

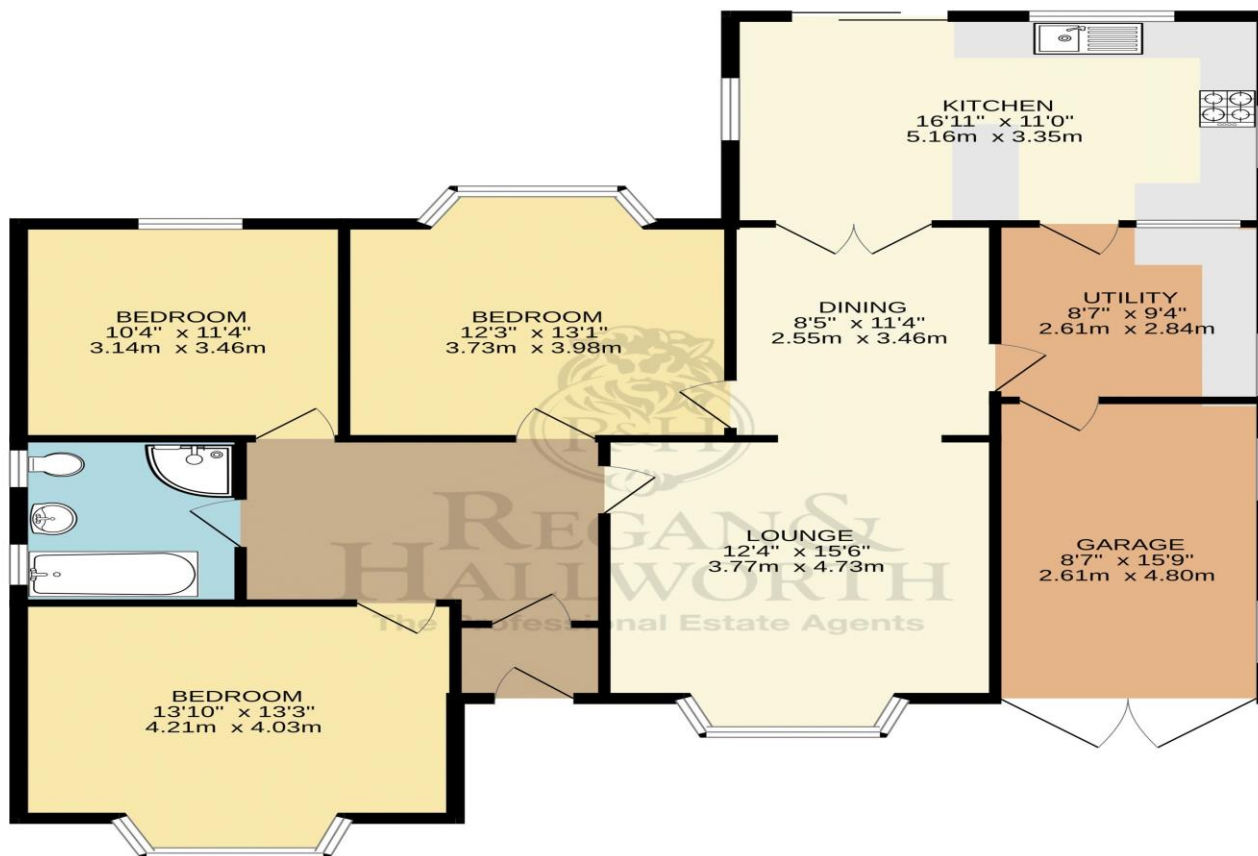
The bungalow has a lovely, traditional feel but could also be extended and further enhanced to a clients own specification & in brief the accommodation comprises; a welcoming inner hallway, a main lounge to the front, a dining room to the rear & then access into a fitted kitchen extension & useful utility room. There are three double bedrooms, plus a principal family bathroom suite.

Externally the home rests on a generous overall plot. The rear garden is notably private, not overlooked, spacious and very mature. The rear is also large enough to accommodate further extensions, should clients wish (& subject to planning). To the front is a large, double width driveway which provides ample off road parking & leads through to an integral garage.

Locally, the bungalow is positioned close to both Wigan & Standish Town Centres, plus the picturesque Haigh Hall Country Park and numerous transport links. The property is also offered to the market with the added convenience of no chain delay. Viewings are essential.







TOTAL FLOOR AREA : 1297 sq.ft. (120.4 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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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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