

25, Oak Avenue, Abram, WN2 5XH



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Impressive true bungalow with much larger than average side plot & driveway.



- Lovely semi-detached true bungalow
- Perfect for a retired client
- Well-appointed throughout
- Available chain free
- 2 bedrooms / 1 reception room
- Quiet cul-de-sac setting
- Large plot with side garden
- 814 SQFT

Located in a lovely, quiet cul-de-sac setting & enviably positioned toward the bottom of the close in a setting where properties rarely come on the open market - this impressive semi-detached true bungalow would be the ideal purchase for any retired clients seeking the convenience of one floor living & early viewings are essential. Offered to the market with the added benefit of no chain delay, the property enjoys considerable kerb appeal due to its particularly large side plot and extended driveway.

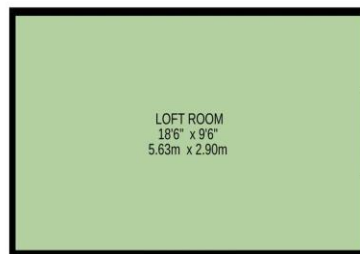
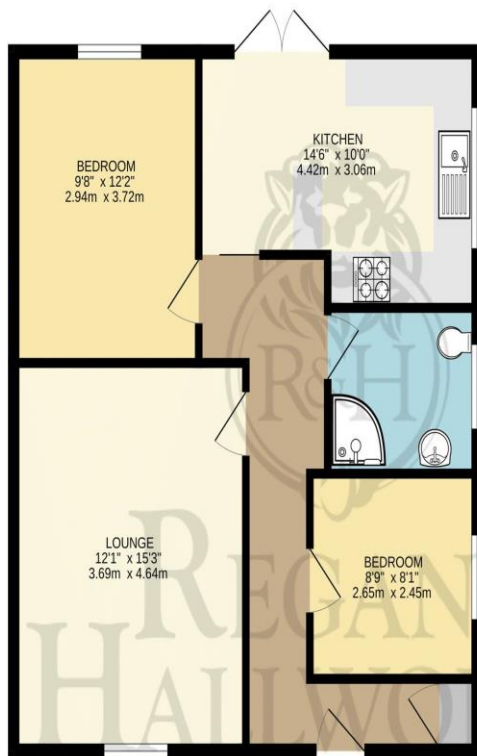
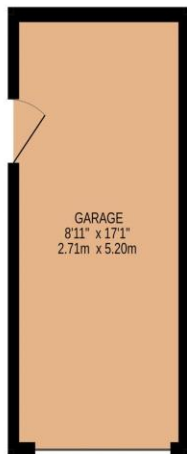
Internally the accommodation is well presented throughout & in brief comprises; a main entrance hallway, a lovely front lounge with feature fireplace, two bedrooms, a modern style fitted kitchen with breakfast bar & French Doors that open out onto the garden, plus there is contemporary shower room.

Externally the plot & setting here are key, the bungalow is set back from the road enjoying lots of frontage via a spacious double driveway & considerable off road parking. There is also a generous side plot plus a low maintenance rear garden which is flagged & notably private. There is also a detached garage for storage.

Locally, the property is positioned in a quiet and highly prized residential part of Abram, close to the area's numerous amenities, plus some picturesque flashes and canal-sidewalks. Early viewings are highly recommended to appreciate this lovely true bungalow. NO CHAIN.







The Professional Estate Agents

TOTAL FLOOR AREA : 814 sq.ft. (75.6 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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