

11, Adams Drive, Worsley Mesnes, WN3 5UH

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

 ESTD  
1996



## 11, Adams Drive, Worsley Mesnes, WN3 5UH

*Outstanding two bed semi-detached family home with gardens and driveway.*



- Superb semi-detached family home
- Modern well equipped fitted kitchen
- Bathroom with shower over bath
- Close to schools and amenities
- Great sized open plan reception rooms
- Two good sized double bedrooms
- Great sized gardens and driveway
- 598 SQ. FT.

Now available for sale and situated in the ever-popular area of Worsley Mesnes is this impressive semi-detached home. Adams Drive boasts excellent access to the town centre with all its amenities, as well as bus and train stations. It is also close to a range of schools for all ages and several major motorway networks. This stunning property would make an ideal first-time buyer's home given its turnkey condition, or an excellent choice for a growing family looking for gardens and off-road parking.

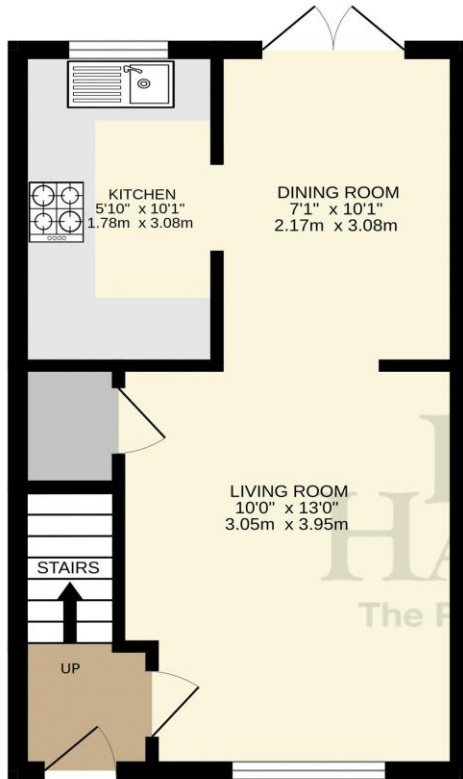
In brief, the accommodation comprises an entrance hallway leading to a great-sized formal lounge/sitting room situated to the front, which is open-plan to the dining room. Doors from the dining area lead out onto the private rear gardens, and there is a modern, well-equipped fitted kitchen to the side. Up on the first floor, there are two double bedrooms—one to the front and the other to the rear—and a modern fitted family bathroom with a shower over the bath.

Externally, the property is set back from the road with a well-maintained lawn to the front. To the rear, there is an enclosed garden with a private driveway providing off-road parking for two cars beyond. Internal inspection is highly recommended to truly appreciate the property's internal finish and its excellent location.

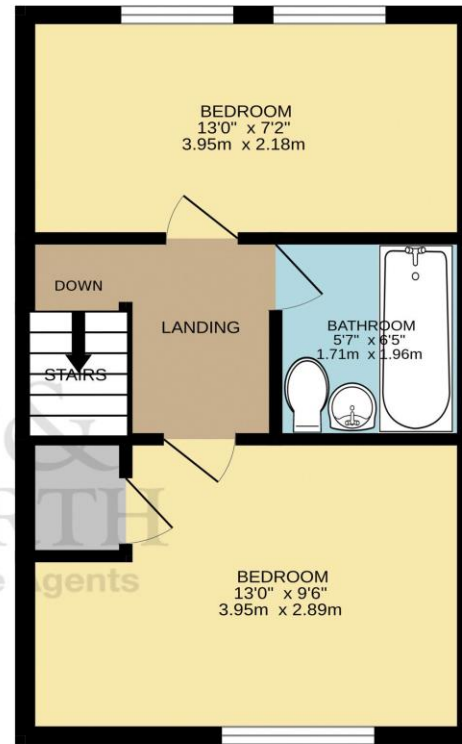




**GROUND FLOOR**  
299 sq.ft. (27.8 sq.m.) approx.



**1ST FLOOR**  
299 sq.ft. (27.8 sq.m.) approx.



**TOTAL FLOOR AREA : 598 sq.ft. (55.5 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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