

TO LET

14, Honeybourne Drive, Whiston , L35 7ND

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



14, Honeybourne Drive, Whiston , L35 7ND

Great sized semi-detached home located close to Eccleston Park and the hospital.



- Modern semi-detached family home
- Open plan kitchen / Dining
- Bathroom / shower over bath
- Close to amenities
- Great sized reception rooms
- Three good sized bedrooms
- Gardens and driveway
- 742 SQ. FT.

Located in the popular area of Whiston, close to Eccleston Park and Whiston hospital sits this impressive semi-detached family home. Honeybourne Drive is located on a modern development close to a range of amenities, schools, public transport links including a short walk to direct train lines to Manchester and Liverpool City and a short drive to several major motorway networks.

Internally the property has been finished to a great standard with the accommodation briefly comprising of entrance hallway, lounge / sitting room to the front of the house, dining room to the rear which is open planned to a modern fitted kitchen boasting a range of wall, base and drawer units. Up on the first floor the centrally located landing gives access to a modern fitted family bathroom with shower over bath, two good sized double bedrooms and a third single bedroom.

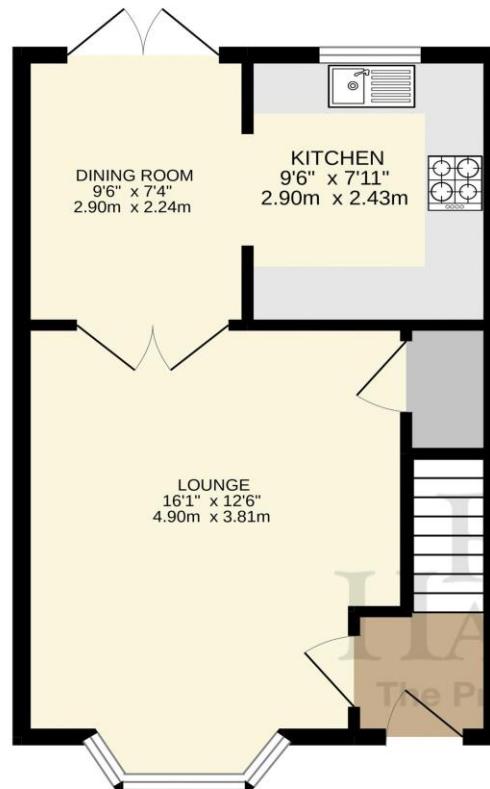
Externally the property has gardens to the front and driveway to the side. To the rear there is a good sized private and enclosed garden ideal for the growing family. There's also the added benefit of an electric car charger. Internal inspection is highly recommended to fully appreciate the deceptive size, finish and great location.



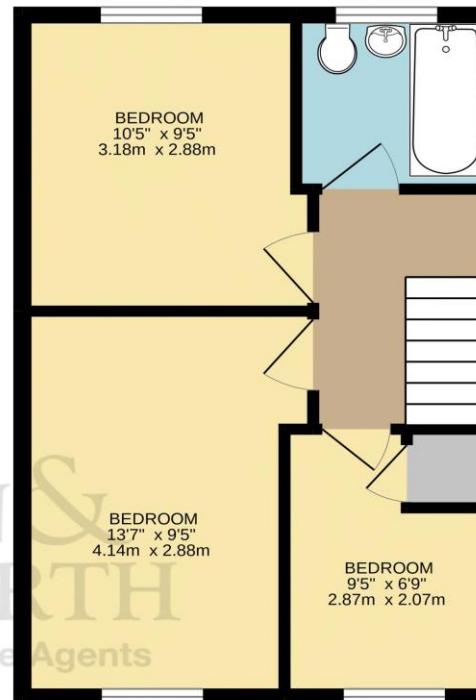


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GROUND FLOOR
375 sq.ft. (34.9 sq.m.) approx.



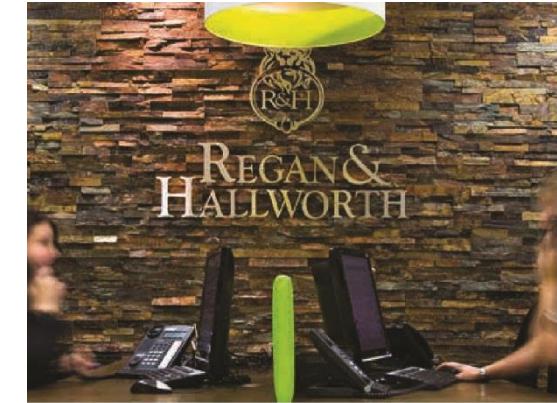
1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (68.9 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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