



2, Essex Street, Whalley, WN1 3NL

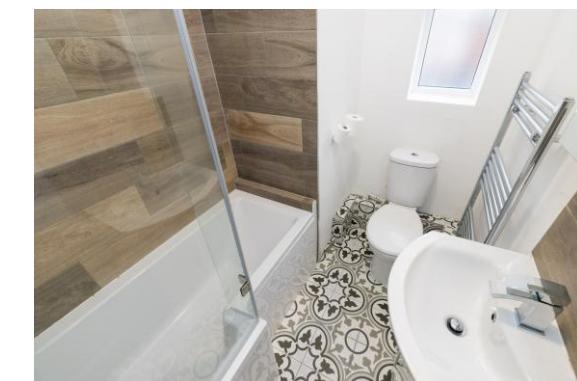
Impressive, two bed end-terrace home located in the popular area of Whalley in Wigan.



- Excellent end terrace home
- Open plan kitchen / dining room
- Bathroom with shower over bath
- Close to schools and amenities
- Good sized reception room
- Two good sized double bedrooms
- Private and enclosed rear yard
- 760 SQ. FT.

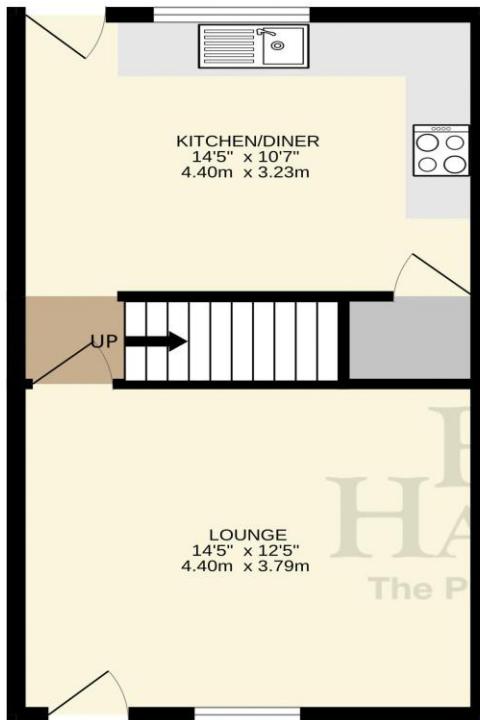
Now available for LET is this impressive, recently refurbished two bed end terrace home. Essex Street is situated in Whalley, close to the town centre with all its amenities, bus and train station and some great schools for all ages. Internally the property has been finished to a great standard including NEW CARPETS and DECOR with the accommodation briefly comprising large formal lounge / sitting room located to the front, a good sized and open planned kitchen dining room to the rear with the kitchen offering a range of wall, base and drawer units along with space for a table, door to the rear gardens and large under-stair store cupboard. To the first floor there are two large double bedrooms and then a modern fitted family bathroom with shower over bath. Externally Essex Street has on street parking to the front and a private and enclosed yard to the rear. Internal inspection is recommended to truly appreciate the properties size, finish and excellent central location.



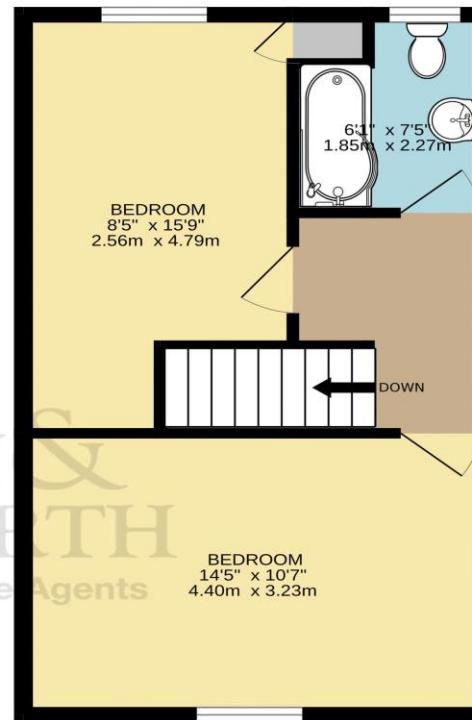


**REGAN &
HALLWORTH**
The Professional Estate & Letting Agents

GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



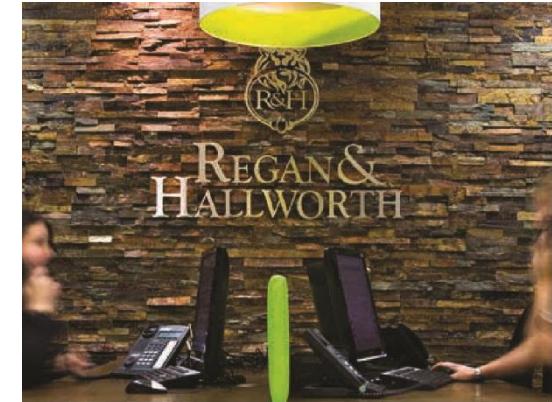
1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of these floor plans, measurements of doors, windows, stairs 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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