

FOR SALE

26, Highfield Avenue, Whelley, WN1 3UF

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



26, Highfield Avenue, Whelley, WN1 3UF

Outstanding semi-detached home situated in the Whelley area of Wigan.



- Superb semi-detached home
- Modern well equipped fitted kitchen
- Bathroom with shower over bath
- Close to schools and amenities
- Two good sized reception rooms
- Two good sized double bedrooms
- Driveway and large gardens
- 672 SQ. FT.

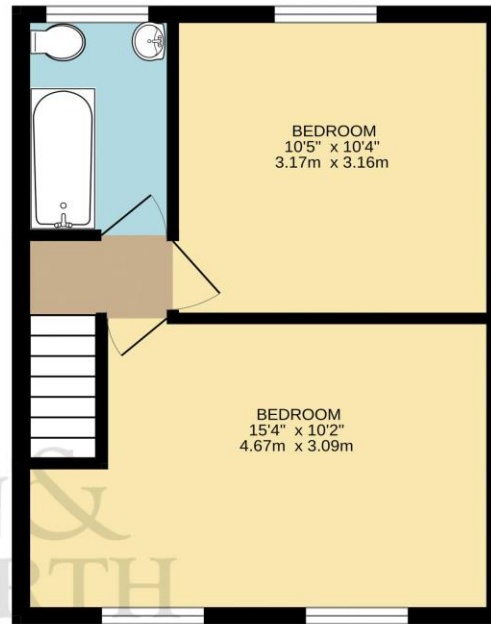
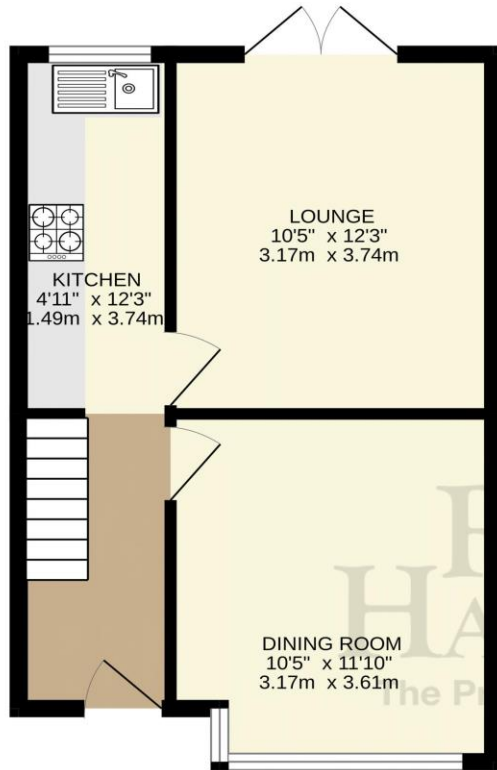
Now available for sale and located along a popular street in the Whelley area of Wigan is this impressive semi-detached home. Highfield Avenue has been finished to an excellent standard throughout, offering a spacious and modern living environment ideal for a first-time buyer or a smaller family. The property is situated close to a range of local amenities, well-regarded schools for all ages, and enjoys easy access to Wigan town centre with its bus and train stations, as well as the beautiful Haigh Country Park.

In brief, the ground floor accommodation comprises an entrance hallway with stairs leading up to the first floor, and an excellent-sized formal reception room located to the front. To the rear of the property is a second great-sized reception room, featuring patio doors that open out onto the gardens, alongside a modern kitchen offering a quality range of wall, base, and drawer units with a cooker. Up on the first floor, there are two large double bedrooms and a modern fitted family bathroom with a shower over the bath.

Externally, Highfield Avenue benefits from a walled driveway to the front providing convenient off-road parking. To the rear, there is a large, private, and secure garden complete with a patio area and a well-maintained lawn. Internal inspection is highly recommended to fully appreciate the property's size, exceptional finish, and excellent location.







TOTAL FLOOR AREA : 672 sq.ft. (62.4 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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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

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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