

FOR SALE

38, Mitchell Street, Newtown, WN5 9BY

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

 ESTD
1996



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Substantial bay fronted terrace with pleasant views of Alexandra Park.



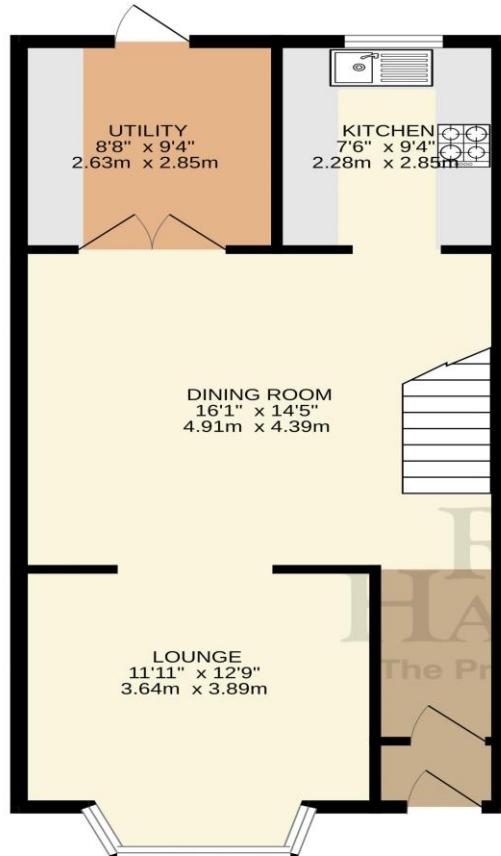
- Impressive period terrace
- Ideal starter home
- Quiet, residential street
- Sunny westerly facing aspect
- 2 double bedrooms
- Well presented throughout
- Pleasant views overlooking park
- 1041 SQFT

Comfortably one of the best spots in Newtown, Mitchell Street is a quiet, little known setting where the houses here have a two storey outrigger to the rear making them much larger than the average standard terrace. They also boast the notable feature of enjoying pleasant aspects overlooking a pretty bowling green & Alexandra Park to the front. Number 38 Mitchell Street is brimming with kerb appeal due to its appealing brick bay facade, whilst inside totals a very generous 1041 square feet of well planned & beautifully presented period living space that boasts lovely high coved ceilings, pretty feature bay windows & simply must be viewed to be fully appreciated. Ideal then for any first time buyers looking to get onto the property ladder, in brief the home comprises; a main hallway, two large reception rooms, a modern fitted kitchen to the rear plus a useful utility room / lean to with composite tiled roof. Upstairs, there are two large double bedrooms plus the principal bathroom suite. Externally, there is a low maintenance, landscaped terrace-style garden which enjoys a sunny, westerly aspect, whilst to the front the home takes in pretty views of the park. Locally, the home rests a short walk to the area's numerous shops, amenities plus various transport links. Early viewings are highly recommended.





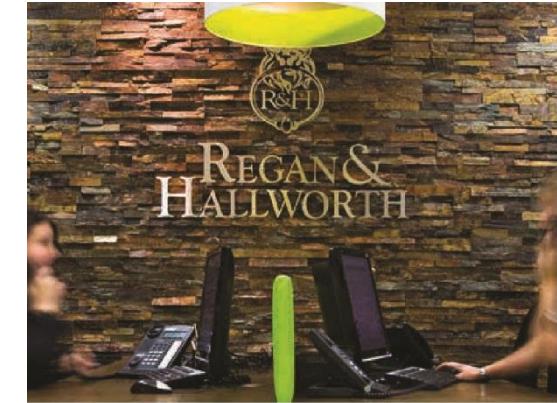
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TOTAL FLOOR AREA : 1941 sqft (180.7 sqm) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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 fixtures 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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