

FOR SALE

36, Walter Scott Avenue, Whitley, WN1 2RH



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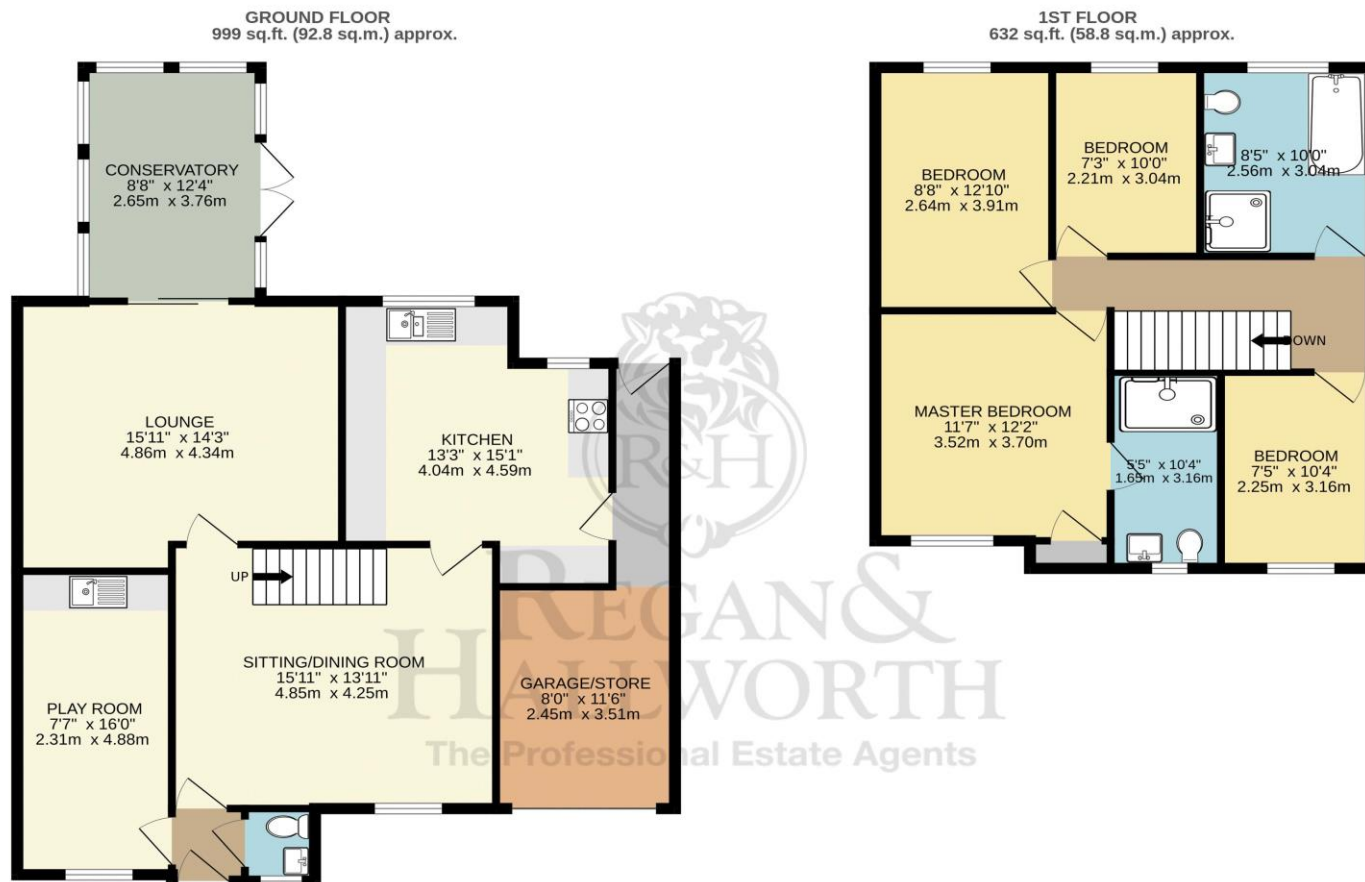
Exceptional four bed detached family home located in the ever popular area of Whitley in Wigan.



- Outstanding detached family home
- Exceptional sized reception rooms
- Stunning fitted kitchen with appliances
- Four great sized bedrooms
- Modern family bathroom and en-suite
- Large driveway / gardens / garage
- Close to schools and amenities
- 1631 SQ. FT.

This is a fantastic opportunity to purchase a large, detached family home located in the ever-popular area of Whitley in Wigan. Walter Scott Avenue has been finished to the highest of standards throughout with immaculately presented bathroom and modern kitchen along with excellent sized rooms ideal for the growing family. The property is situated close to local amenities including the town centre, public parks including Haigh Country Park, outstanding schools for all ages, great public transport links and is just a short drive to several major motorway networks. Internally the accommodation is set over two floors offering just over 1600 square feet of versatile space which in brief comprises of entrance hallway, cloak room wc, sitting room / dining room located to the front with door leading into a truly stunning fitted kitchen with a range of wall, base and drawer units along with breakfast bar island and access into a utility area. There is a great sized playroom / snug / home office located to the front of the property with a large formal lounge / sitting room situated to the rear. Doors from the lounge then lead into a beautiful conservatory with double doors leading out onto the landscaped gardens. Up on the first floor the centrally located landing area opens to give access to a large master double bedroom located to the front with modern fitted en-suite with walk in shower. There are two more good sized double bedrooms along with a modern fitted family bathroom comprising of wc, sink unit, bath and separate shower, the fourth large single bedroom is situated to the rear. Externally to the front Walter Scott Avenue has a large block paved driveway providing off road parking for several cars and access to a garage with up and over door. To the rear there is a large, private and enclosed garden with block paved patio area, well maintained lawn and well stocked borders with mature plants and shrubs. Internal inspection of this fantastic family home is highly recommended to truly appreciate the overall size, versatile accommodation and excellent location.





TOTAL FLOOR AREA : 1631 sq.ft. (151.5 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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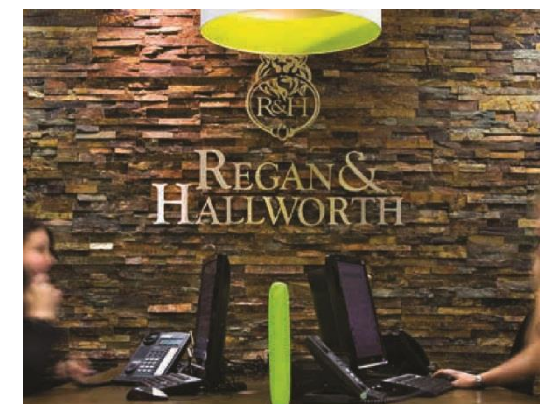
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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.



WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com