

FOR SALE

66, Longwall Drive, Wigan, WN2 2DS

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Exceptional three / four bed semi-detached home sat on a popular new development

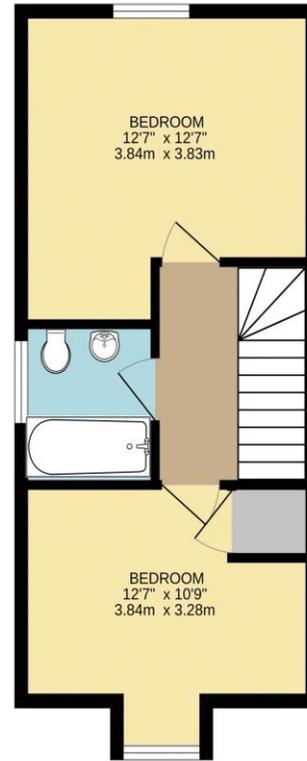
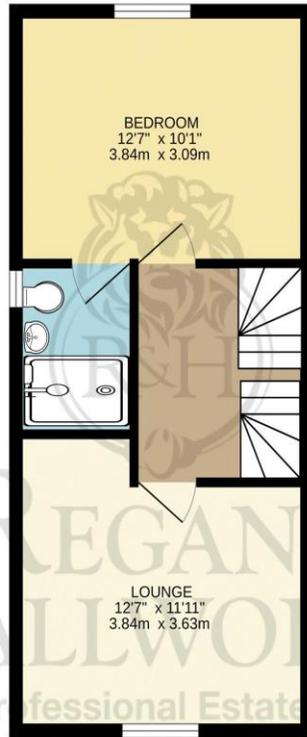
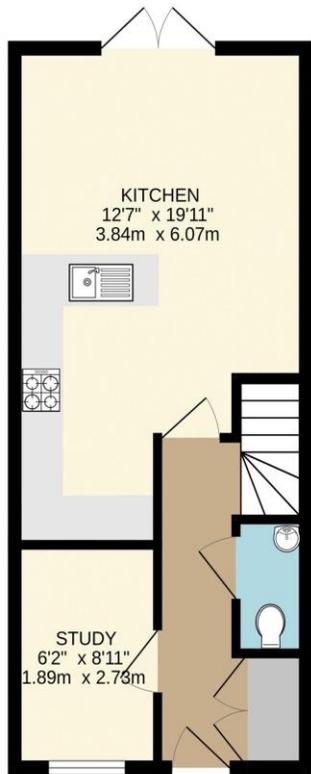


- Exceptional new build family home
- Open plan kitchen / dining room
- Three / four good sized bedrooms
- Close to schools and amenities
- Modern and versatile accommodation
- Family bathroom and en-suite
- Large driveway and private gardens
- 1085 SQ. FT.

Now available for sale and situated on a new, modern development, is this impressive and versatile three/four-bedroom semi-detached family home. Longwall Drive is in the Ince area of Wigan, nestled between Amberswood Nature Reserve and Ince Brook, offering some truly amazing walks. The property also offers fantastic access to the town centre with its amenities, bus and train stations, some great schools for all ages, and easy access into Hindley. Longwall Drive has been finished to an exceptionally high standard throughout and, in brief, comprises: entrance hallway with store cupboard, cloakroom/WC, study / single bedroom, and then an impressive open-plan living/dining/kitchen area to the rear with patio doors leading out onto the gardens and a modern, well-equipped fitted kitchen. Up on the first floor, there is a large formal lounge/sitting room located to the front with a feature media wall, and then a large master double bedroom located to the rear with a modern fitted en-suite shower room. Up on the second floor, there are two more excellently sized double bedrooms and then a centrally located bathroom servicing the two rooms. Externally, to the front, there is a large double driveway with EV Charger, whilst to the rear is an excellent lawned garden with a patio and shed. Internal inspection is highly recommended to truly appreciate the property's deceptive size and versatility, its superb internal finish, and its outstanding location.







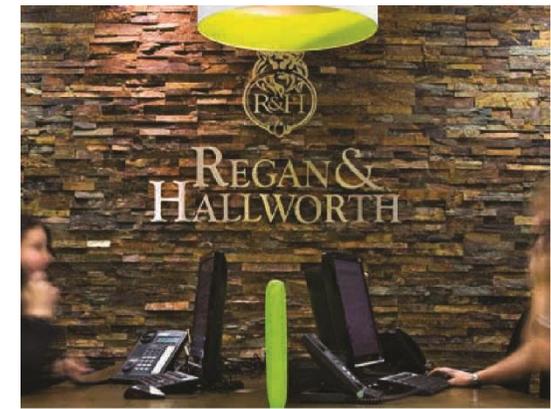
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TOTAL FLOOR AREA : 1085 sq.ft. (100.8 sq.m.) approx.

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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