

13, Newman Avenue, Springfield, WN6 7RE

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



13, Newman Avenue, Springfield, WN6 7RE

Beautifully presented 1930s semi with generous rear garden and no chain delay.



- Stunning 1930s semi-detached home
- Impressive open plan design
- Ideal for first time buyers
- Available chain free
- 3 bedrooms / 2 reception rooms
- Beautifully presented throughout
- Generous & private rear garden
- 946 SQFT

Offered to the market with the added benefit of no chain delay, this beautiful 1930s semi-detached home is enviably positioned along the highly prized Newman Avenue & rests within easy reach of Wigan Town Centre & its numerous amenities, shops and transport links. The home itself totals a sizeable 946 square feet of impeccably presented living space that is perfect for any first-time buyers looking for something they can simply move straight into.

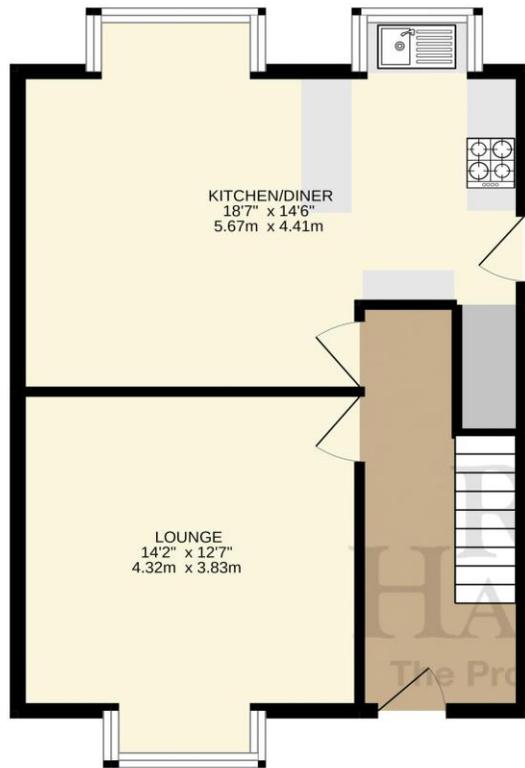
The home has benefited from numerous upgrades and improvements over recent years including a new kitchen & bathroom, new floorings & complete decoration throughout & in brief comprises; an entrance hallway, large lounge with feature bay window, a superb rear dining kitchen which has already been knocked through to create a more contemporary open plan layout, with three bedrooms upstairs and modern principal bathroom suite.

Externally there are gardens to both the front and the rear, with the rear garden being large enough to accommodate extensions, should clients wish, plus the rear faces just off south and therefore enjoys lots of sun. Early viewings are highly recommended on this excellent 1930s home. No chain delay.

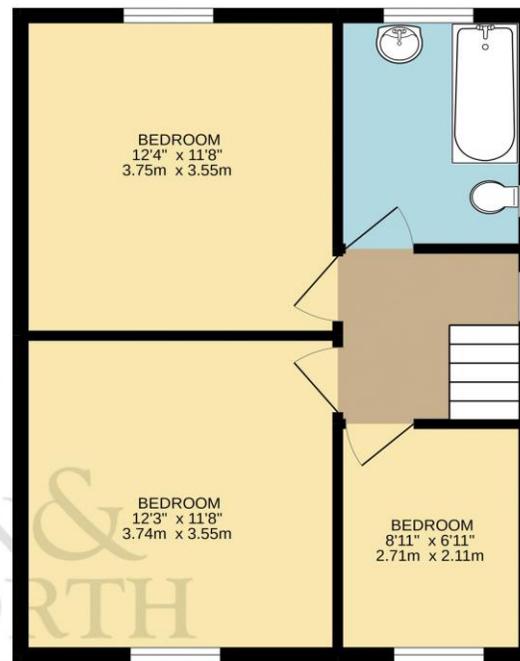




GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 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.
Made with Metropix ©2022



WIGAN OFFICE
10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com

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

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



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.

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com