

FOR SALE

14, Lichfield Street, Pemberton , WN5 9JY

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



14, Lichfield Street, Pemberton , WN5 9JY

Recently refurbished four bed end-town house located in the ever popular area of Pemberton



- Exceptional end-townhouse property
- Modern well equipped fitted kitchen
- Family bathroom and en-suite
- SOLD WITH NO ONWARD CHAIN
- Superb sized reception room
- Four large double bedrooms
- Large driveway and rear garden
- 1118 SQ. FT.

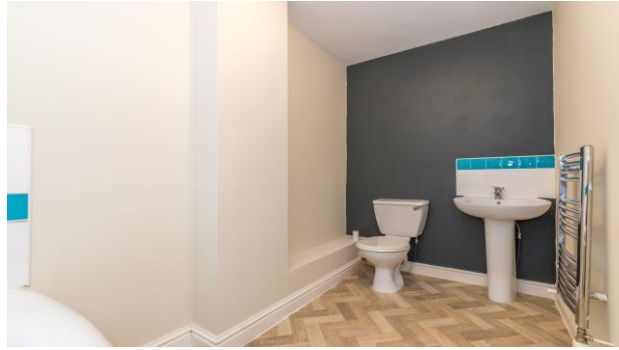
Now available for sale and offered with NO ONWARD CHAIN is this deceptively spacious, end-of-terrace town house located in the ever-popular area of Pemberton. Lichfield Street has recently undergone a programme of refreshment, including newly painted walls and new carpets and vinyl flooring throughout. This outstanding property is ideal for a growing family, boasting four double bedrooms, or a first-time buyer looking for a turnkey home. The property sits within easy walking distance of Pemberton's amenities and public transport links and also enjoys excellent access to a range of schools for all ages and the M6 motorway network.

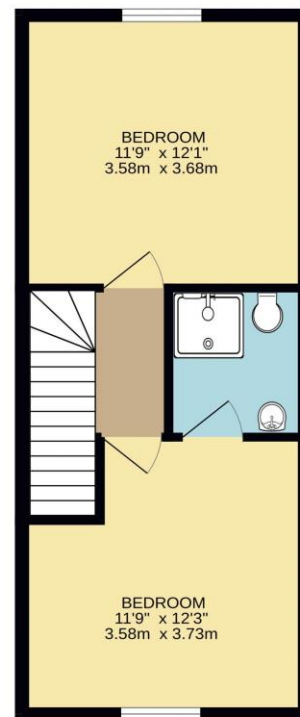
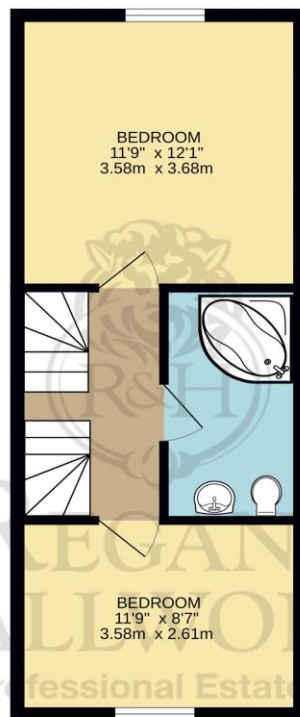
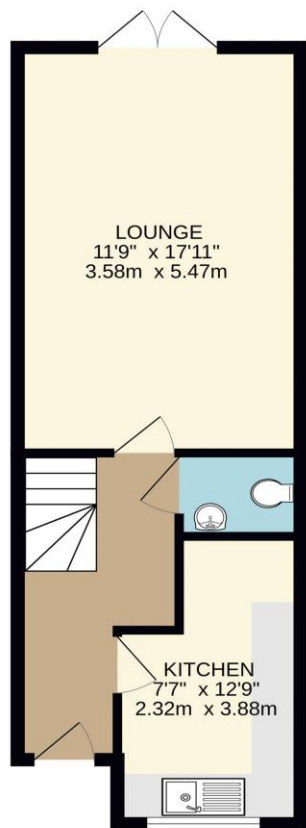
The accommodation is set over three floors, offering just over 1,100 square feet of contemporary space. In brief, the ground floor comprises an entrance hallway, a cloakroom/WC, and a modern fitted kitchen to the front featuring a range of wall, base, and drawer units. A door leads through to a fantastic open-plan living/dining room, with double doors opening onto the private rear garden.

To the first floor, there are two well-proportioned double bedrooms—one to the front and one to the rear—alongside a modern fitted family bathroom with a shower over the bath. Stairs from the landing then lead to the second floor, which hosts a double master bedroom with a modern fitted en-suite shower room and a fourth good-sized double bedroom.

Externally, the property features a driveway for at least two cars to the front, while to the rear is a private and secure garden. Internal inspection is highly recommended to truly appreciate the property's size, finish, and excellent location.







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TOTAL FLOOR AREA : 1118 sq.ft. (103.9 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.
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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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