

FOR SALE

62, Victoria Street, Newtown, WN5 9BL

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

 ESTD
1996



62, Victoria Street, Newtown, WN5 9BL

Ideal starter home offering a generous 872 SQFT of beautifully maintained living space.



- Superb mid terrace home
- Much larger than average
- Ideal for first time buyers
- Available chain free
- 2 bedrooms / 2 reception rooms
- Lovely internal finish
- Parking to rear of property
- 872 SQFT

Enviably located along Victoria Street, a hugely popular residential area of Newtown, conveniently close to numerous shops, amenities & transport links - this impressive mid terrace home would be the ideal purchase for any first time buyers seeking genuine value in today's market. Offered to the market with the added incentive of no chain delay,

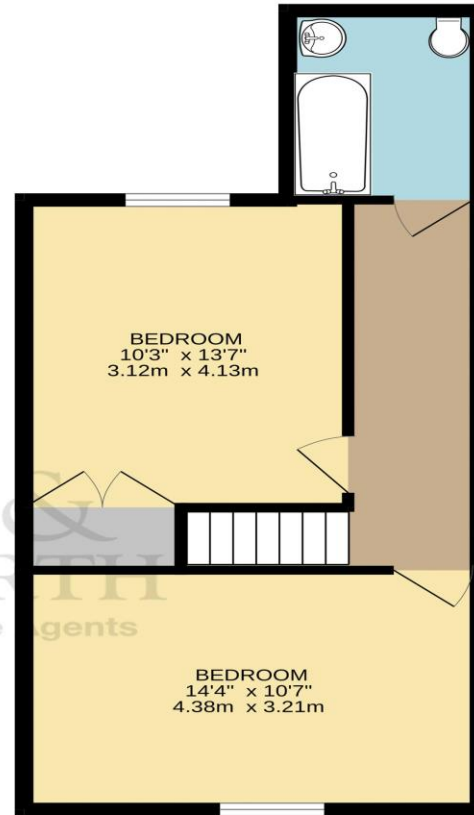
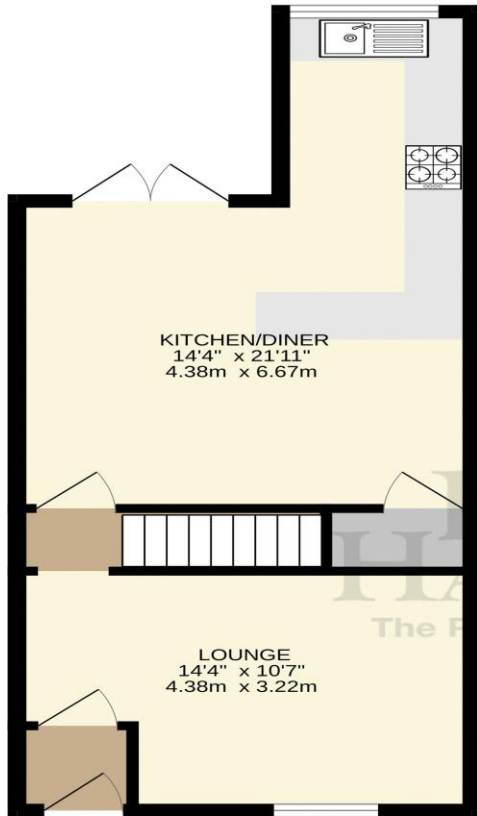
Number 62 Victoria Street is brimming with instant kerb appeal due to its appealing freshly rendered front & newly installed windows, whilst inside totals a very generous 872 square feet of well planned & beautifully presented living space that simply must be viewed to be fully appreciated.

In brief the home comprises; a main hallway, two large reception rooms, with the rear dining room incorporating a beautiful handmade fitted kitchen with breakfast bar and French Doors that open out onto the garden. Upstairs, there are two large double bedrooms plus the spacious principal bathroom suite.

Externally, there is a low maintenance, landscaped terrace-style garden which enjoys a just-off south facing aspect. There is the availability of off road parking at the rear too, directly behind the property. The home is warmed by gas central heating & the boiler is just 3 years old. Locally, the home rests a short walk to the area's numerous shops, amenities plus various transport links. Early viewings are highly recommended. No chain delay.







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TOTAL FLOOR AREA : 872 sq.ft. (81.0 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 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.

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