FOR SALE

8, Belmont Avenue, Bickershaw, WN2 4AQ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

EST 1996



8, Belmont Avenue, Bickershaw, WN2 4AQ

Immaculately presented family home with stunning, landscaped rear garden.



- Immaculate starter home
- Ideal for young family / first time buyer
- Stunning landscaped garden
- Off road parking to front
- 3 bedrooms / 1 reception room
- Light contemporary presentation
- Sunny, south facing aspect
- 877 SQFT

Centrally located within the popular area of Bickershaw & representing excellent value for money for today's busy market - this deceptively spacious mid terrace home would be ideal for any first time buyers or young families looking to get onto the property ladder. Immaculately presented throughout and providing a generous 877 square feet of much improved living space, these properties tend to prove very popular with most buyers, so early viewings are essential. The home itself has benefitted from numerous enhancements over recent years too, including a highly efficient boiler, all new windows, a stylish new media wall & stunning landscaped garden. The result is a very impressive living space that in brief comprises; a generous front lounge with sleek media wall & bi-folding doors that open outside plus a superb modern fitted kitchen. Upstairs, because of the passage down the side of the house, the upstairs is particularly spacious, offering three large double bedrooms plus a contemporary bathroom & separate wc. Externally, there is a lovely private rear garden which has been beautifully landscaped & finished with a low maintenance synthetic lawn & quality porcelain flagging. The rear also enjoys a sunny, south facing aspect. To the front is a driveway providing off road parking. The home locally rests a short walk to numerous picturesque walks and trails, plus in the catchment for some excellent local schools. The property is warmed by gas central heating & the boiler is just 6 months old. Early viewings are highly recommended.























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TOTAL FLOOR AREA : 877 sq.ft. (81.5 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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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.