

FOR SALE

12, Sefton Avenue, Wigan, WN5 8UN



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Spacious 3 bed family home offering nearly 1300 square feet of living space on a large corner plot



- Spacious corner plot
- Orangery with garden access
- Ground floor shower room
- Large driveway & detached garage
- Generous family living space
- Three good-sized bedrooms
- Quiet cul-de-sac location
- Impressive 1,291 sq. ft home

Enviably positioned on a beautiful and particularly spacious corner plot, this impressively sized & well-presented semi-detached family home totals a very sizeable 1291 square feet of living space & early viewings are highly recommended. The property has undergone considerable change over recent years by the current owners resulting in a spacious living space - but what really marks this property out from the crowd is its size, with the living space being as large as many 4 bed detached houses in the area.

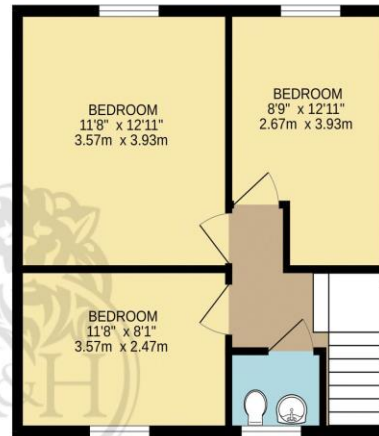
Ideal then for a growing family in need of more space, the property in brief comprises; a main entrance hallway with full sized shower room, a lounge, dining room and orangery with patio doors that open out onto the garden and a fitted kitchen with space for a breakfast/dining table. Upstairs there are three good sized bedrooms plus a WC with sink for convenience.

Externally the home rests on a generous corner plot with private, mature rear garden, ample parking to front and side together with a well-built brick detached garage. The home boasts a particularly large driveway which offers further extension potential.

Locally, Sefton Avenue is a lovely, quiet residential cul-de-sac conveniently located in the heart of Orrell & within reach of the area's Outstanding Primary & Secondary Schools, plus just a short drive to the M6 & M58 motorway links. Early viewings are highly recommended.







REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 1291 sq.ft. (119.9 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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