

FOR SALE

76, Spencer Road, Whitley, WN1 2QP

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



76, Spencer Road, Whitley, WN1 2QP

Exceptional extended four bed semi-detached family home located in Whitley.



- Impressive semi-detached family home
- Great sized reception rooms
- Four great sized bedrooms
- Close to schools and amenities
- Finished to an excellent standard throughout
- Modern fitted kitchen and bathrooms
- Large gardens / driveway / garage
- 1851 SQ. FT.

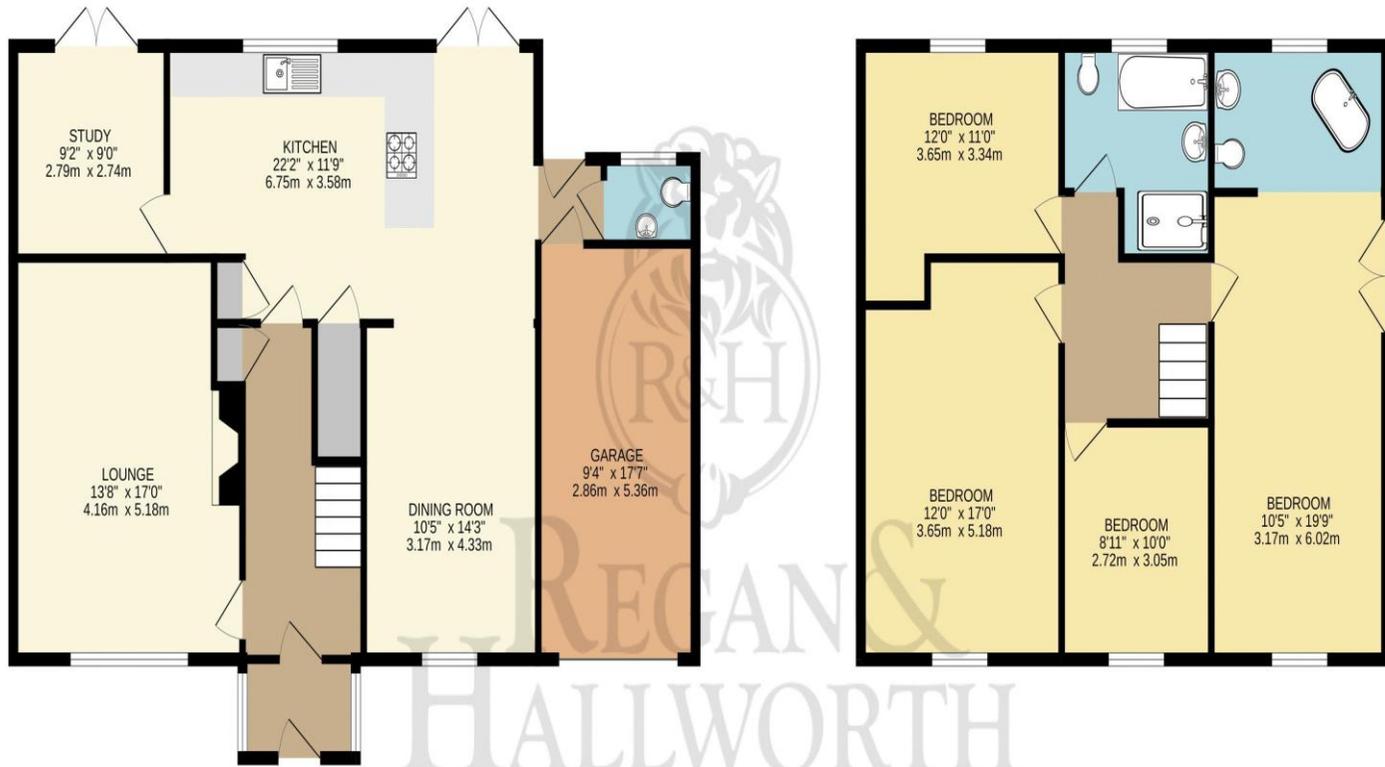
This is a truly exciting opportunity to purchase a large semi-detached family home located in the ever-popular area of Whitley in Wigan. Spencer Road has been finished to a high standard throughout boasting exceptional living space due to a large extension the side. The property is situated close to a range of local amenities along with the town centre, some outstanding schools for all ages, great public transport links and is just a short walk to Haigh Country Park.

Spencer Road has just over 1800 square feet of contemporary and versatile accommodation which in brief comprises of front porch, spacious entrance hallway, large formal lounge / sitting room with a separate study / snug to the rear. There is a fantastic open plan lounge / dining / family room to the side with double doors leading out onto the rear gardens and then open into a modern fitted kitchen which offers a range of wall, base and rawer units. Up on the first floor there is an impressive master suite with modern open plan en-suite with free standing bath, two further large double bedrooms a fourth large single bedroom and then a modern fitted four-piece family bathroom comprising of wc, sink unit, bath and separate shower unit.

Externally there is a walled and gated garage giving access to a large driveway for several cars and then the integral garage. To the rear there is a large, private and secure garden with well-maintained lawn and decked patio area with pergola. Internal inspection is highly recommended to truly appreciate the properties size, excellent finish and superb location.







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TOTAL FLOOR AREA : 1851 sq.ft. (172.0 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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