

FOR SALE

6, Walney Road, Winstanley, WN3 6TY



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Excellent two bed semi-detached home with gardens, driveway and garage in Winstanley.



- Excellent semi-detached family home
- Large reception room
- Modern fitted kitchen / breakfast
- Two great sized double bedrooms
- Modern four piece family bathroom
- Gardens / driveway / garage
- NO ONWARD CHAIN
- 848 SQ. FT.

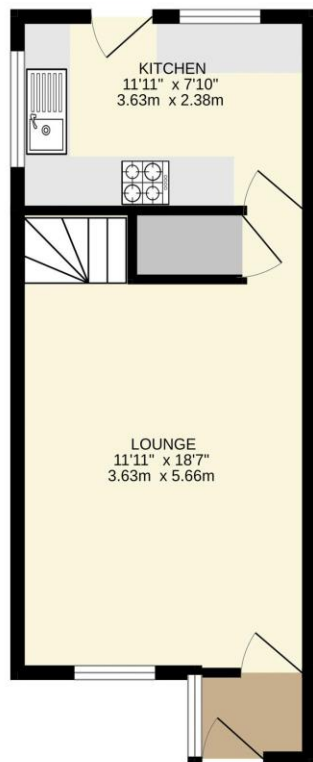
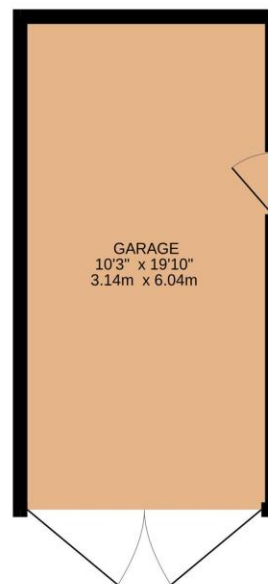
Now available for sale and offered with NO ONWARD CHAIN is this superb, two-bedroom semi-detached home located in the ever-popular area of Winstanley. Walney Road would make an excellent first-time buyer's home or an ideal property for a growing family. The property is ideally situated close to a range of local amenities, well-regarded schools for all ages, public transport links, and is just a short drive to several major motorway networks.

In brief, the ground floor accommodation comprises a convenient entrance porch, and a large formal lounge located to the front with stairs leading up to the first floor. To the rear sits a newly fitted kitchen/breakfast room, benefiting from a quality range of wall, base, and drawer units along with a cooker. Up on the first floor, there are two spacious double bedrooms—one positioned to the front and the second to the rear—and a modern fitted family bathroom comprising a WC, sink unit, bath, and a separate shower cubicle.

Externally, the property features a well-maintained lawn to the front alongside a large driveway providing ample off-road parking, which leads to a detached garage. To the rear sits potentially one of the largest gardens in the area, featuring a patio, a dedicated decked area, and a large expansive lawn, all beautifully surrounded by mature plants, trees, and shrubs. Internal inspection is highly recommended to truly appreciate the property's size, its exceptional gardens, and superb location.







REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 848 sq.ft. (78.8 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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