

FOR SALE

28, Malpas Avenue, Wigan, WN1 3PN



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Superb three bed semi-detached family home located in Whelley.



- Exceptional semi-detached family home
- Modern open plan kitchen / dining room
- Bathroom / shower over bath
- Close to schools and amenities
- Superb sized reception rooms
- Three great sized bedrooms
- Large gardens and driveway
- 845 SQ. FT.

Located in the ever-popular area of Whelley in Wigan sits this impressive and extended three bed semi-detached home. Malpas Avenue has been finished to an excellent standard throughout boasting spacious and versatile accommodation making this an ideal home for the growing family or the first-time buyer. The property offers excellent access to some local amenities, the town centre with its bus and train station, some great schools for all ages and Haigh Country Park.

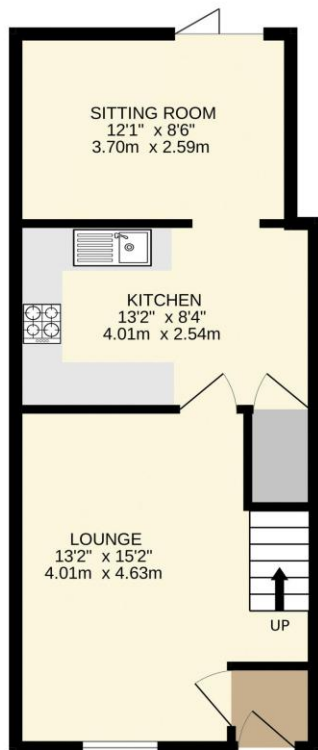
In brief the accommodation comprises; entrance hallway, formal lounge / sitting room located to the front, a modern fitted and open plan kitchen / dining room to the rear with the kitchen offering a range of wall, base and drawer units along with some appliances then a superb extension which is being used as a second lounge with access to the rear gardens. Up on the first floor there is a master double bedroom located to the front, two good sized bedrooms to the rear then a modern fitted family bathroom with shower over bath.

Externally Malpas Avenue has a large driveway to the front providing off road parking for several cars then a well-maintained lawn. To the rear there is a private garden which is well stocked leading up to a detached insulated unit which could be used as a home office / workshop or gym. Internal inspection is highly recommended to fully appreciate the properties size, internal condition and excellent location.

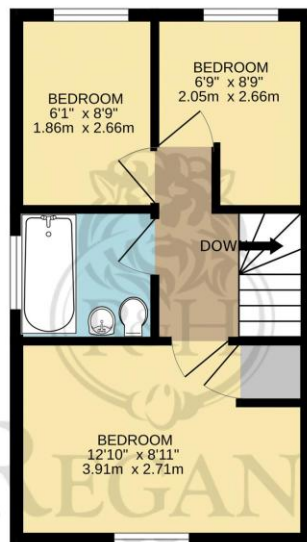




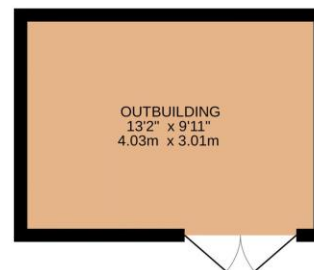
GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



OUTBUILDING
131 sq.ft. (12.1 sq.m.) approx.



REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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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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