

TO LET

30, Findley Cook Road, Highfield , WN3 6GJ

REGAN & HALLWORTH
The Professional Estate & Letting Agents



30, Findley Cook Road, Highfield , WN3 6GJ

Exceptional four bed semi-detached home located in the Highfield area of Wigan.

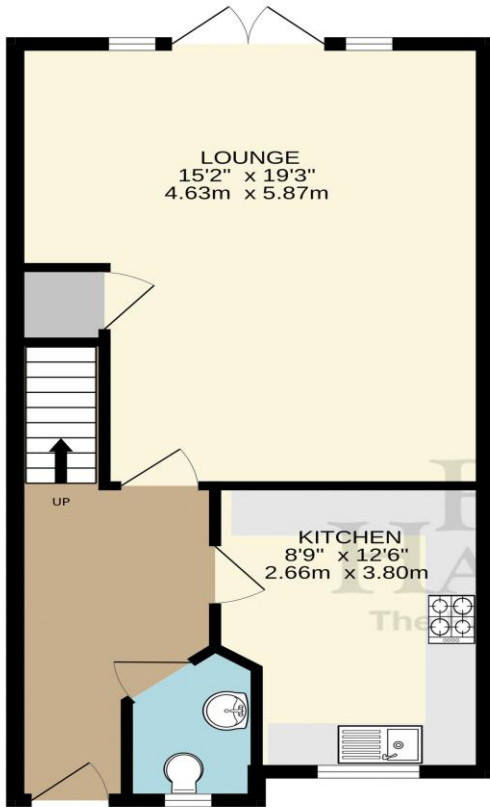


- Exceptional semi-detached family home
- Modern well equipped fitted kitchen
- Family bathroom and en-suite
- Close to schools and amenities
- Great sized reception room
- Four excellent sized bedrooms
- Gardens and driveway
- 982 SQ. FT.

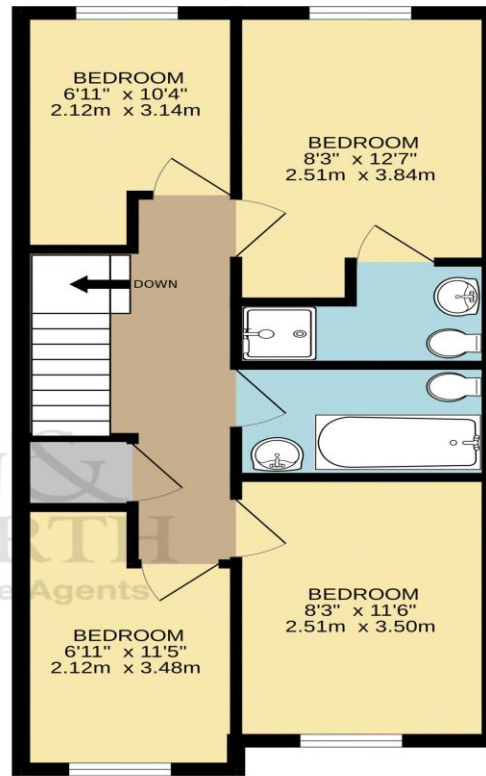
Now available to let and located on a modern development in the ever-popular area of Highfield sits this impressive, four bed semi-detached home. Findley Cook Road has been finished to an excellent standard throughout boasting spacious accommodation set over two floors. The property sits close to a range of local amenities, schools, public transport links and is just a short drive to several major motorway networks. In brief the accommodation comprises of entrance hallway, cloak room wc then a modern and well-equipped fitted kitchen to the front of the property. To the rear there is a large open plan lounge / dining room with patio doors leading out on to the rear gardens. Up on the first floor there is a double master bedroom located to the rear with en-suite shower room, three more great sized bedrooms then a modern fitted family bathroom. Externally the property has a well-maintained garden to the front with driveway to the side. To the rear there is a large, private and secure garden with lawn and patio area. Internal inspection is recommended to truly appreciate the properties deceptive size, finish and superb location.



GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.3 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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