

5, Holborn Avenue, Worsley Mesnes, WN3 5EG

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

ESTD
1996



5, Holborn Avenue, Worsley Mesnes, WN3 5EG

Excellent two bed garden fronted mid-terrace home located close to town centre.



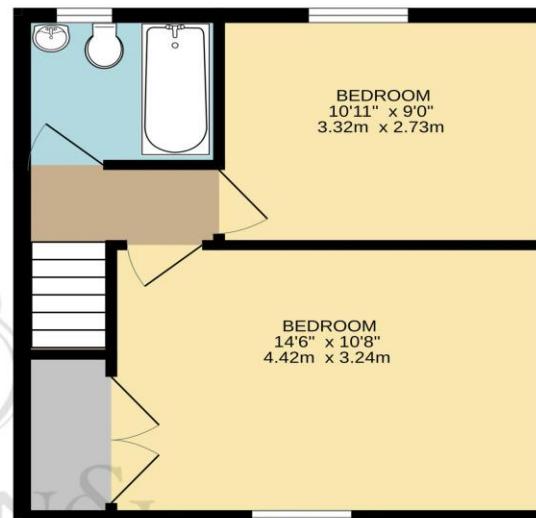
- Excellent garden fronted mid-terrace home
- Well equipped fitted kitchen
- Bathroom / shower over bath
- NO ONWARD CHAIN
- Spacious and versatile accommodation
- Two double bedrooms
- Gardens front and rear
- 708 SQ. FT.

Now available for sale and offered with NO ONWARD CHAIN is this deceptively spacious, garden fronted mid-terrace home. Holborn Avenue is located in the Worsley Mesnes area of Wigan, close to the town centre with all its amenities, bus and train station, schools for all ages and is just a short drive to the M6 motorway network. The property would make an ideal first-time buyer's home or an excellent investment opportunity with the accommodation briefly comprising of entrance hallway, spacious formal lounge / sitting room located to the front of the property, separate dining room to the rear and then a well-equipped fitted kitchen. Up on the first floor there is a large double master bedroom located to the front of the house, a smaller double bedroom to the rear and then a family bathroom with shower over bath. Externally to the front there is a secure gated garden with on street parking. To the rear there is a good-sized private garden with patio and shed. Internal inspection is recommended to truly appreciate the properties size and its excellent location.





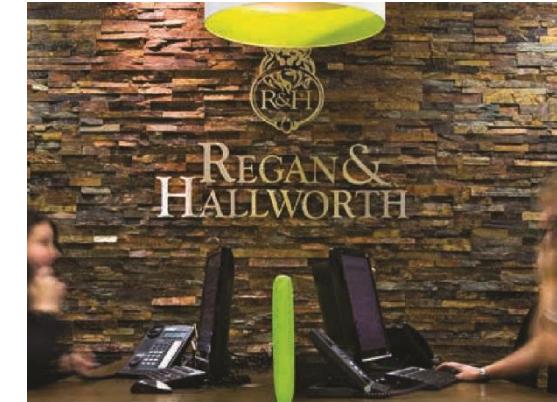
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TOTAL FLOOR AREA : 708 sq.ft. (65.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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 do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & Hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.



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