

FOR SALE

179, Thicknesse Avenue, Wigan, WN6 8NF

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



179, Thicknesse Avenue, Wigan, WN6 8NF

Stylish, Contemporary Living on a Generous Corner Plot



- Large, eye-catching corner plot
- Ample parking and detached garage
- Modern kitchen and bathroom
- Ground floor WC and storage
- Set back from the road
- Fresh décor and new flooring
- Three good-sized bedrooms
- 870 SQ.FT. / Freehold

Occupying an eye-catching large corner plot, set well back from the road, this attractive home on Thicknesse Avenue combines smart contemporary interiors with excellent outside space and ample off-road parking. Freshly refurbished throughout, the property features newly decorated rooms and new flooring, creating a fresh, modern feel that is ready to move straight into. The accommodation includes a welcoming living space, a modern fitted kitchen, a contemporary bathroom, a convenient ground floor WC and useful storage, alongside three good-sized bedrooms ideal for families, couples and first-time buyers alike. Externally, the property continues to impress, with its prominent corner position, generous plot, ample off-road parking and detached garage providing valuable additional storage or workshop potential. A superb opportunity to acquire a stylish, move-in-ready home offering contemporary interiors, practical accommodation and an impressive plot.

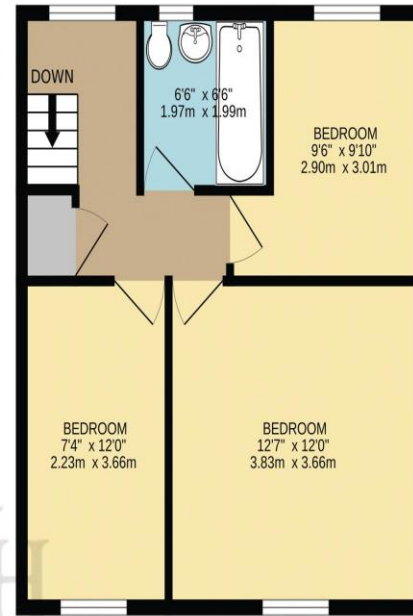
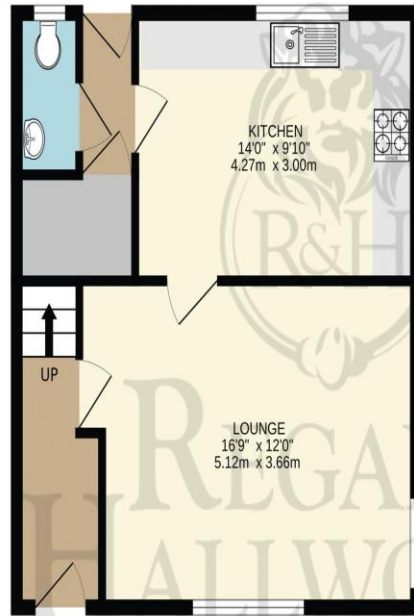
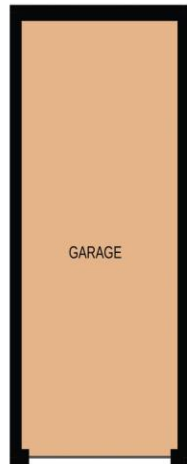




GARAGE
137 sq.ft. (12.7 sq.m.) approx.

GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1007 sq.ft. (93.6 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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