TO LET

24, Little Lane, Goose Green, WN3 6PX

REGAN & HALLWORTH
The Professional Estate & Letting Agents



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Fully renovated three / four bed semi-detached family home located close to the town.



- Fully renovated semi-detached family home
- Modern fitted kitchen
- Bathroom with shower over bath
- Close to schools and amenities
- Spacious and versatile accommodation
- Three excellent sized bedrooms
- Large driveway and gardens
- 784 SQ. FT.

Now available to let is this deceptively spacious and fully renovated three/four-bed semi-detached family home. Little Lane has been finished to an exceptional standard throughout and offers contemporary, versatile accommodation set over two floors along with ample storage space, a boarded loft with lights and shed with power and lights. The property sits close to Wigan town centre with all its amenities, bus and train station, schools for all ages, and is just a short drive to several major motorway networks.

This turn-key property is ready to move into, with the accommodation briefly comprising an entrance porch, inner hallway, large reception room/bedroom four located to the front of the property, cloakroom/WC, and a second large reception room located to the rear with access into a newly fitted modern kitchen which offers a range of wall, base, and drawer units along with some appliances. Up on the first floor, there are two impressive double bedrooms, a third large single bedroom, then a modern fitted family bathroom with a shower over bath.

Externally, the property has a walled and low-maintenance garden with tarmacked driveway, whilst to the rear is a deceptively large, enclosed garden with patio and larger-than-average shed/workshop. Internal inspection is highly recommended to truly appreciate the property's deceptive size, versatile accommodation, and outstanding finish.























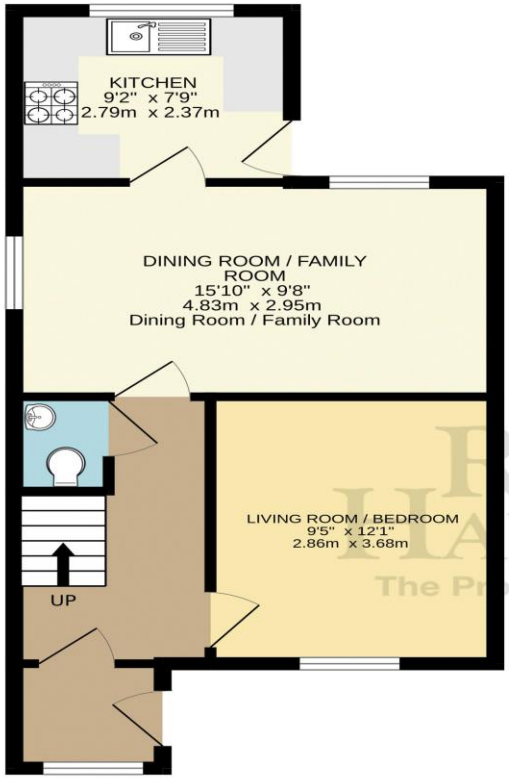




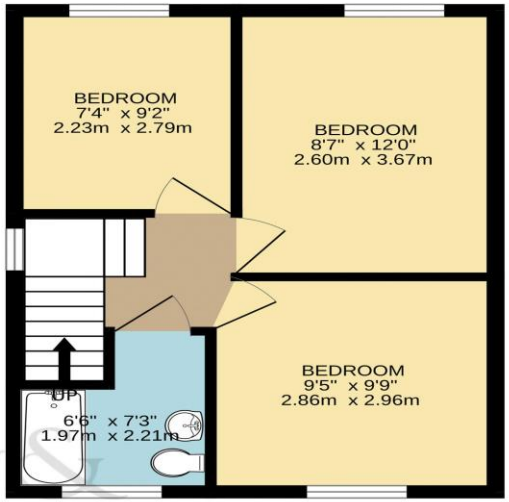
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GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



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TOTAL FLOOR AREA : 784 sq.ft. (72.8 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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