

FOR SALE

44, Fulbeck Avenue, Hawkley Hall, WN3 5QN

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



44, Fulbeck Avenue, Hawley Hall, WN3 5QN

Semi-detached true bungalow available chain free & boasting a substantial side plot.



- Semi-detached true bungalow
- Ideal for retired clients
- Highly prized setting
- Available chain free
- 2 bedrooms / 1 reception room
- Substantial side plot
- Close to shops / amenities
- 493 SQFT

Occupying a generous overall plot which extends considerably to the side & offered to the market with the added benefit of no chain delay - this well appointed semi-detached true bungalow would be ideally suited for any retired clients seeking the convenience of one floor living.

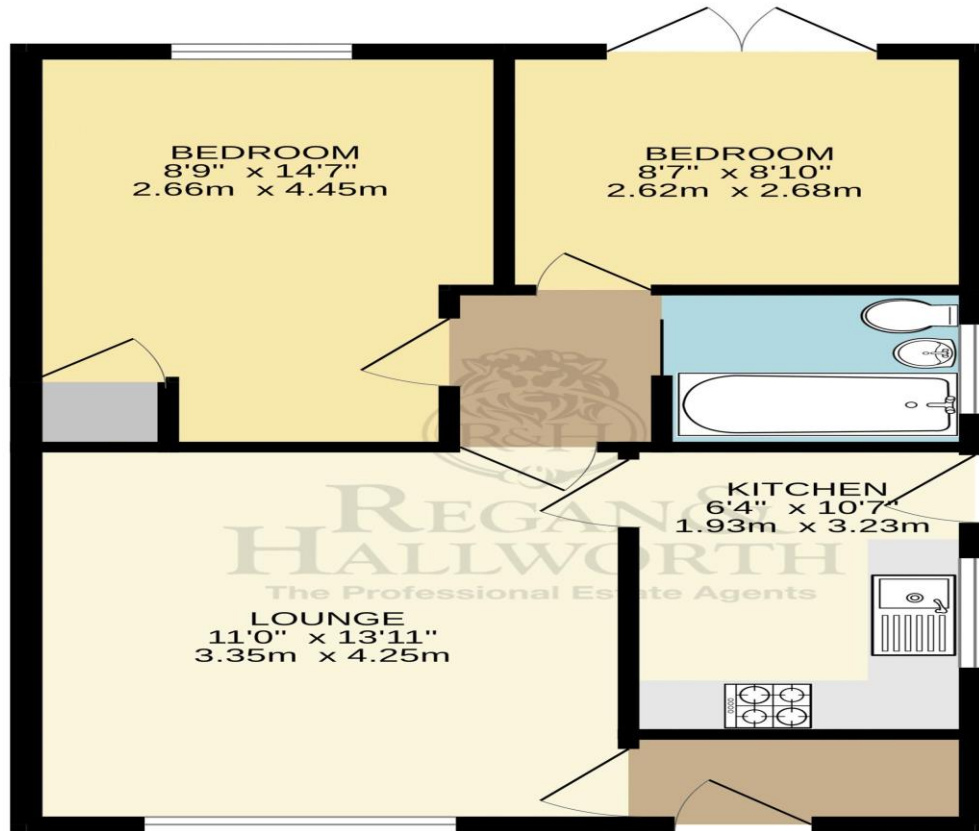
Positioned along the popular Fulbeck Avenue, the bungalow conveniently rests a short walk to Carr Lane's various shops, plus a stone's throw to the large supermarket just off Warrington Road. Furthermore, Fulbeck Avenue is served by a regular bus service to Wigan. The bungalow itself comprises; a hallway, main lounge with feature fireplace, two bedrooms plus a 3-piece principal bathroom & a fitted kitchen.

Externally the plot here is another key feature of the bungalow; the rear is private & spacious & enjoys lots of late summer sun. To the front & side is a spacious driveway / additional garden space which is much larger than any other bungalows enjoy along the road and offers considerable potential. The bungalow is warmed by gas central heating and the windows are low maintenance Upvc double glazed. Viewings are essential on this excellent true bungalow. No chain delay.





GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.

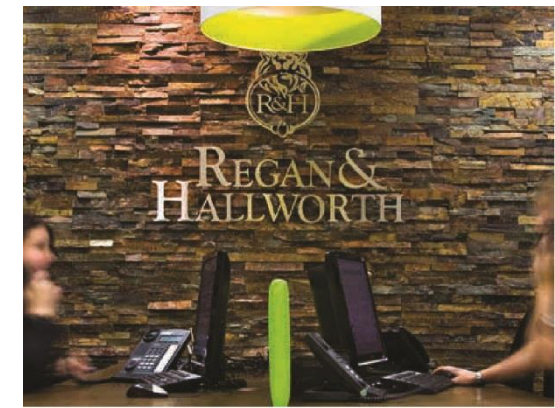


TOTAL FLOOR AREA : 493 sq.ft. (45.8 sq.m.) approx.

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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