

FOR SALE

12, Broomhey Avenue, Whitley, WN1 2RA



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Outstanding traditional three bed semi-detached home sat on a large plot in Whitley



- Exceptional period semi-detached home
- Open plan kitchen / dining / family room
- Modern family bathroom and en-suite
- Close to schools and amenities
- Excellent sized and versatile reception rooms
- Three great sized bedrooms
- Large driveway and mature gardens
- 1218 SQ. FT.

This is a rare and exciting opportunity to purchase a truly stunning semi-detached family home which is situated on a large corner plot at the head of a quiet cul-de-sac. Broomhey Avenue is situated along one of Whitley's most coveted cul-de-sacs close to local amenities, outstanding schools for all ages, walking distance to Haigh Country Park, public transport links, major motorway networks, and Wigan hospital. This generously sized 1930s semi-detached offers buyers the unique opportunity to purchase in an area where properties seldom come available.

Internally, this stunning family home offers just over 1,200 square feet of spacious accommodation located over two floors with the addition of being sat on a large plot with scope to extend, all subject to gaining the correct planning permission. On entering the property, a spacious entrance hallway gives access to an under-stairs cupboard, a cloakroom/WC, and stairs leading to the first floor. To the front of the property sits the formal lounge/sitting room with large bay window overlooking the gardens. To the rear, there is a large open-plan space housing the kitchen, dining, and family room. The modern kitchen boasts a range of wall, base, and drawer units along with access into a good-sized utility room. There is ample space for a dining table and then a great space for the family with feature log-burning stove and patio door sat in an impressive bay leading out onto the gardens.

Up on the first floor, the spacious landing area with ceiling light window opens to give access to a large double bedroom located to the front with bay window and a second single bedroom to the side with another bay window. The views from the front two bedrooms are simply amazing and a must-see. The master bedroom to the front also benefits from a modern fitted en-suite bathroom with shower. To the rear of the property sits a third impressive double bedroom with feature bay window overlooking the gardens, then a modern fitted family bathroom comprising a WC, bath, sink unit, and separate shower unit.

Externally, the property is sat on a large plot with driveway to the front, then mature well-maintained gardens to the side and rear. Internal inspection is highly recommended to fully appreciate the property's deceptive size, its excellent finish, and superb location.







TOTAL FLOOR AREA : 1218 sq.ft. (113.2 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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