

8, Nutt Street, Whelley , WN1 3XR



## 8, Nutt Street, Whelley , WN1 3XR

*Excellent three bed traditional semi-detached home located in the Whelley area of Wigan.*



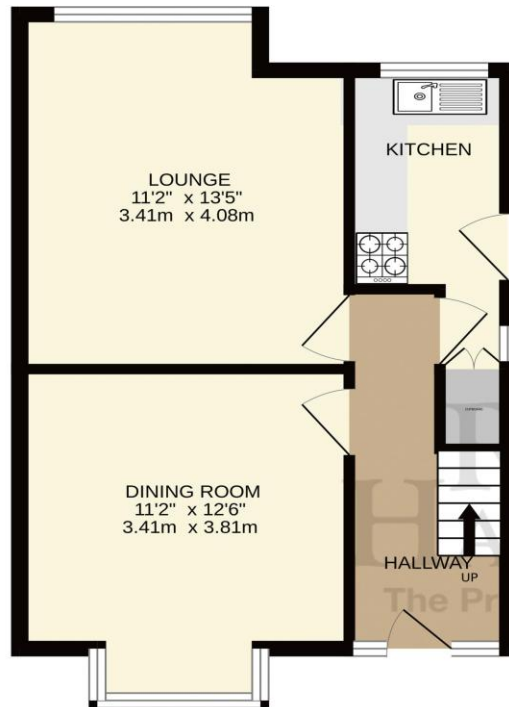
- Traditional semi-detached family home
- Bright galley kitchen
- Family bathroom
- SOLD WITH NO ONWARD CHAIN
- Two great sized reception rooms
- Three good sized bedrooms
- Gardens and driveway
- 763 SQ. FT.

Offered to the market with NO ONWARD CHAIN, this impressive three-bedroom semi-detached home occupies a sought-after position on the popular Nutt Street in the desirable Whelley area of Wigan. Boasting generous living accommodation throughout, this fantastic property is perfectly suited to growing families, first-time buyers, or anyone seeking a spacious home in a convenient yet peaceful location. Set within a quiet residential area, the property enjoys a pleasant setting whilst remaining within easy reach of a wide range of local amenities, highly regarded schools, Wigan town centre, and its bus and train stations. Excellent access to several major motorway networks also makes it an ideal choice for commuters. The accommodation briefly comprises a welcoming entrance hallway, a bright and spacious front reception room featuring an attractive bay window, a second generously sized reception room to the rear providing the perfect space for family living or entertaining, and a light-filled galley kitchen with access to the side of the property. To the first floor are two excellent double bedrooms, a well-proportioned third bedroom, and a family bathroom fitted with a bath. Externally, the property enjoys a front garden with a private driveway providing off-road parking. To the rear is a substantial, private and secure garden featuring a paved patio, a generous lawn, and a variety of mature plants and shrubs. The garden benefits from not being directly overlooked by neighbouring properties, offering a good degree of privacy and creating an ideal outdoor space for relaxing, entertaining, or for children to enjoy. Early viewing is highly recommended to fully appreciate the generous accommodation, peaceful location, excellent privacy, and fantastic potential this wonderful home has to offer.

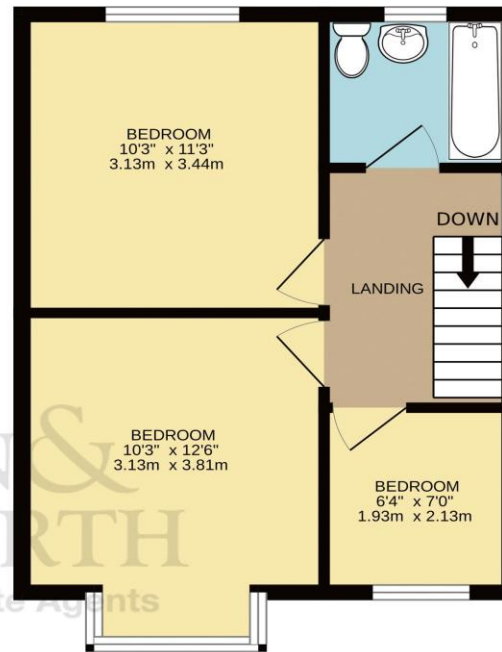




GROUND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 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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