

FOR SALE

51, Smethurst Lane, Wigan, WN5 8BG

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



## 51, Smethurst Lane, Wigan, WN5 8BG

*Keenly priced to encourage a swift sale this extended traditional 3 bed semi is a must view*



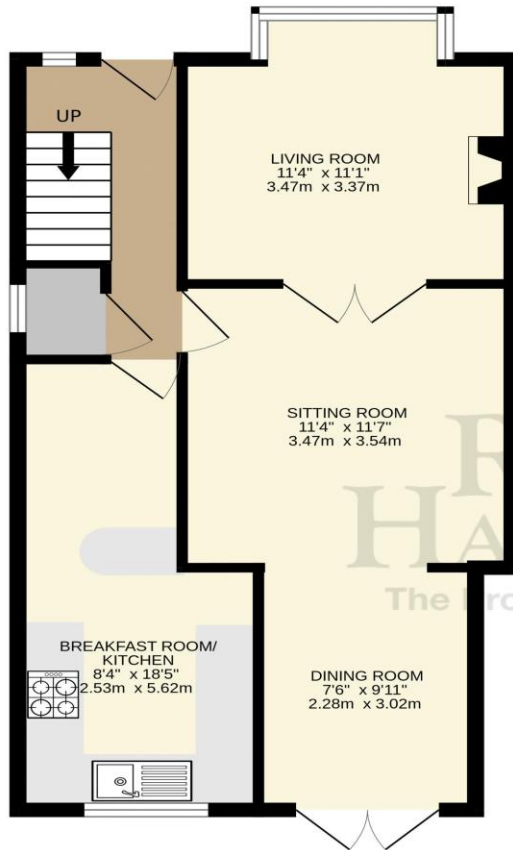
- Traditional semi-detached house
- Private fully enclosed garden
- Full double glazing
- Close to train & motorway networks
- Three bedrooms & attic room
- Gas central heating (Hive system)
- Full-width ground floor extension
- 875 SQ.FT. / No chain delay

Set along the ever-popular Smethurst Lane in Pemberton, this attractive traditional semi-detached home is perfectly suited to today's lifestyle. The property delivers an impressive sense of space, with a full-width ground floor extension creating a sociable and free-flowing layout. At the heart of the home is a stylish, fully fitted breakfast kitchen, complete with a breakfast bar/island whilst two reception rooms ensure practicality and comfort. Upstairs, three bedrooms cater perfectly to family life, with the third bedroom enhanced by modern fitted wardrobes. In addition, a useful attic room — accessed via a pull-down ladder — offers valuable extra space, ideal for storage, a hobby room or occasional workspace. Externally, the home enjoys a private, fully enclosed rear garden, creating a peaceful setting for outdoor dining, children's play or simply relaxing. Further benefits include full double glazing, gas central heating with a modern combination boiler and Hive smart system, ensuring efficiency and ease of control. With excellent access to local train stations and motorway networks, the property is perfectly positioned for commuters. Extending to approximately 875 sq ft and offered with no onward chain, this is a fantastic opportunity to secure a move-in ready home in a convenient and well-connected location.

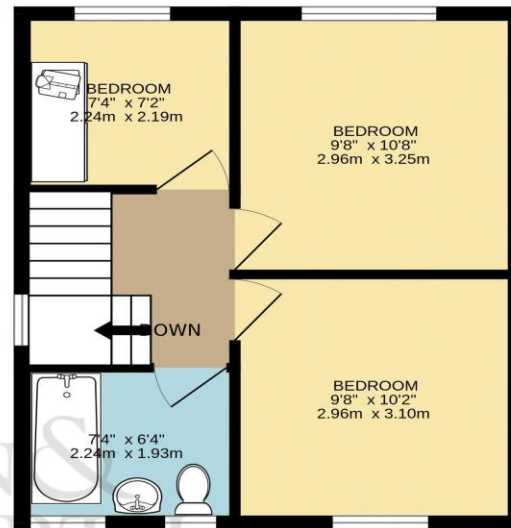




**GROUND FLOOR**  
520 sq.ft. (48.3 sq.m.) approx.



**1ST FLOOR**  
355 sq.ft. (33.0 sq.m.) approx.



**TOTAL FLOOR AREA : 875 sq.ft. (81.3 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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