

FOR SALE

74, Victoria Street, Newtown, WN5 9BL

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



74, Victoria Street, Newtown, WN5 9BL

Smart, end townhouse set across 3 floors & offering almost 900 SQFT of space.

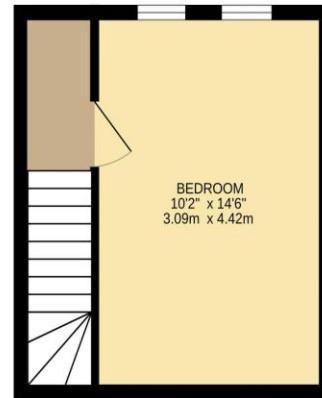
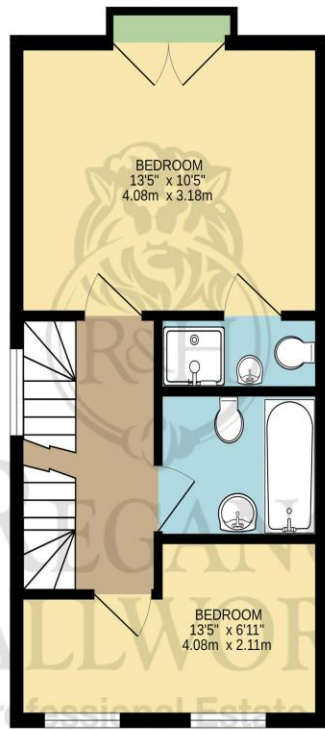
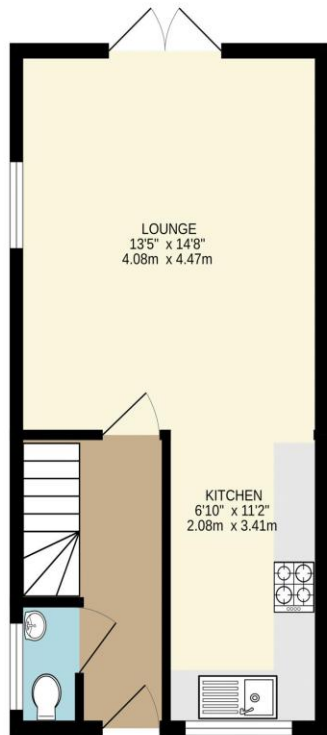


- Stunning 3 storey end townhouse
- Ideal starter home
- Off road parking to the front
- En-suite to the master
- 3 double bedrooms
- Contemporary design
- Pleasant aspect to the rear
- 886 SQFT

This smart, three storey end townhouse offers modern contemporary interiors & enjoys a pleasant aspect to the rear. Perfect then, for a young family or first time buyer looking to get onto the property ladder, the home totals a generous 886 square feet of superb living space that in brief comprises; a main entrance hallway with wc / cloaks plus a flowing open plan living area which incorporates a modern fitted kitchen too. The kitchen benefits from a range of integrated appliances, smart Herringbone style flooring & spot lights. The lounge area has French Doors that lead out onto the rear garden. Upstairs there are two double bedrooms to the first floor, with the master benefiting from an en-suite & Juliette Balcony & views of Alexandra Park. There is a principal bathroom suite, plus a third double bedroom to the top floor. Externally the rear enjoys a newly landscaped garden with Porcelain paving & a synthetic lawn, plus pleasant screening by mature trees. To the front the home faces St Marks Church & has off road parking. Early inspection is essential to appreciate the quality of home on offer.







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TOTAL FLOOR AREA : 886 sq.ft. (82.3 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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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

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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