

**Farr Close, Worsley Mesnes, Wigan, WN3 5XQ**



**Sale : £150,000**

Skilfully extended by the current owners, this fabulous, end terraced property is positioned in a cul-de-sac location, with fields to the front, ideal for a family. The extension to the rear provides a good size bedroom and shower room, plus there are three good size bedrooms to the first floor and further bathroom. There is a stylish island kitchen, with breakfast bar and granite work surfaces. This lovely house is modern throughout and also has gardens to the front and rear. A fabulous home, close to schools and bus routes, plus Robin Retail Park is just a short drive away. Early viewings are now being arranged, contact us today to book yours.

## **Entrance Hallway**

Entrance door and window to the front, staircase to the first floor. Under stairs storage and central heating radiator.

## **Lounge**

Feature, ornamental tiled wall, UPVC double glazed window to the front and central heating radiator.

## **Breakfast Kitchen**

Feature island kitchen, with breakfast bar, a good range of wall and base units and granite work surfaces. Space for American style fridge freezer, washing machine and tumble dryer. Integrated electric oven and hob with overhead extractor hood. French doors to the rear and central heating radiator.

## **Inner Hallway**

UPC double glazed window to the side.

## **Bedroom 1/ Study/Play Room**

UPVC double glazed window to the side and central heating radiator.

## **Shower Room**

Low level WC, vanity wash hand basin and shower cubicle with electric shower.

## **Landing**

Built in storage.

## **Bedroom 2**

UPVC double glazed window to the front and central heating radiator.

## **Bedroom 3**

UPVC double glazed window to the rear and central heating radiator.

## **Bedroom 4**

Built in storage, central heating radiator and UPVC double gazed window to the front.

## **Bathroom**

Concealed cistern WC and vanity wash hand basin. Panel bath with shower, ladder style radiator and UPVC double gazed window to the rear.

## **Exterior**

Enclosed garden to the front and a side gate leads to an enclosed rear garden with brick built storage and rear gate access.





587 Ormskirk Road,  
Pemberton,  
Wigan,  
Greater Manchester  
WN5 8AG

info@regal-estate-agents.co.uk  
www.regal-estate-agents.co.uk  
01942 214817

rightmove The logo for rightmove, featuring the brand name in a bold, black, sans-serif font next to a white house icon.

The Property Ombudsman