

**FOR SALE**

2, Inglewood Court, Pemberton , WN5 8DE

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996



## 2, Inglewood Court, Pemberton , WN5 8DE

*Impressive detached true bungalow located in a quiet cul-de-sac & available chain free.*



- Impressive detached true bungalow
- Generous amount of floorspace
- Quiet cul-de-sac development
- Available chain free
- 3 bedrooms / 1 reception room
- Ideal for retired clients
- Driveway & garage
- 1284 SQFT

Enviably tucked away right in the corner of Inglewood Court - a quiet little known cul-de-sac located just off Billinge Road in Pemberton & offered to the market with the added benefit of no chain delay - this superb, detached true bungalow is a must view for any retired clients seeking the convenience of one floor living & internal inspection is highly recommended. The home itself is an individually built modern true bungalow and is significantly larger than is commonly found with other true bungalows.

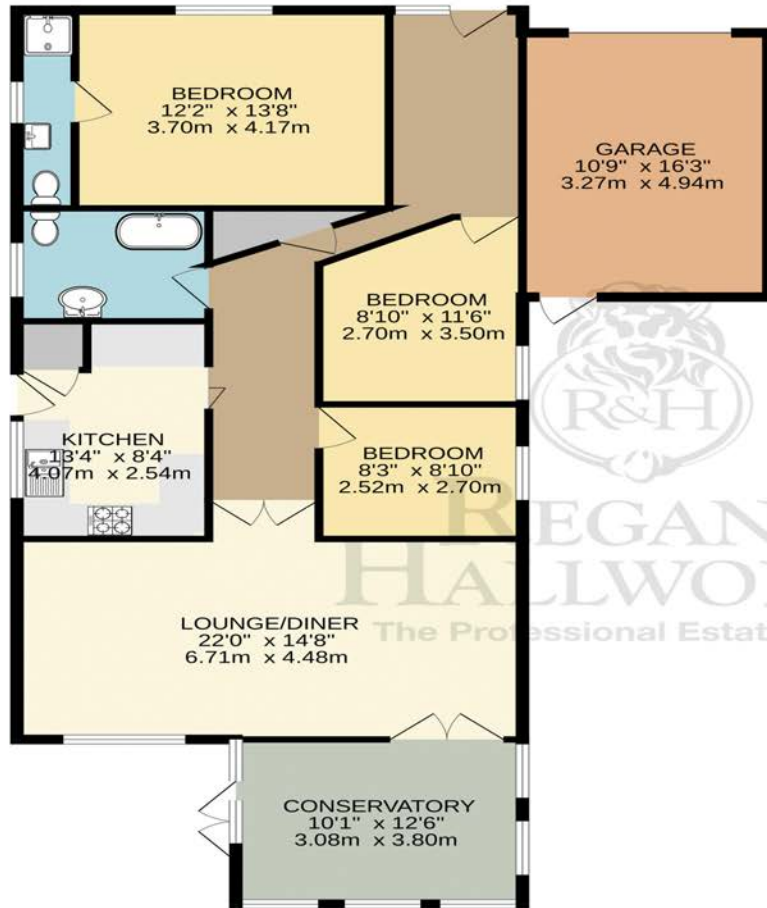
At an impressive 1284 square feet of living space, the property is as big as the average modern 4 bed detached family home. Ideal then for those clients not wanting to downsize too much, the home in brief comprises; a main hallway, spacious 22ft rear lounge with conservatory, a modern fitted kitchen & contemporary fully tiled bathroom, plus three bedrooms with an en-suite to the master. Externally, the bungalow boasts a superb & private plot, with gardens that extend to the front, side and the rear. The rear is notably low maintenance & not overlooked whatsoever. To the front is a generous driveway for off road parking plus access to an attached garage with electric door.

Locally, the home conveniently rests close to various shops & amenities, plus is a stone's throw from Pemberton's Train Station. Early viewings are essential. No chain delay.





**GROUND FLOOR**  
1284 sq.ft. (119.3 sq.m.) approx.

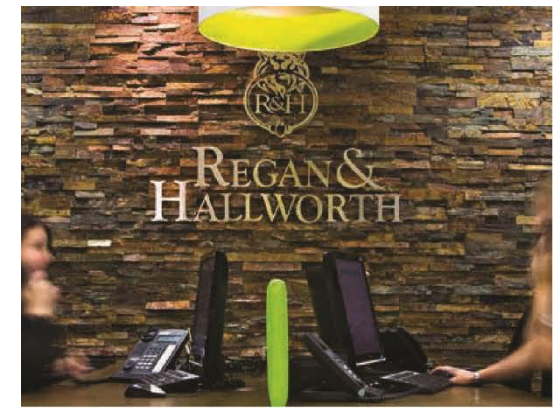


TOTAL FLOOR AREA : 1284 sq.ft. (119.3 sq.m.) approx.

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 do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.



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