

FOR SALE

20, Pine View, Winstanley , WN3 6DF

REGAN &
HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



20, Pine View, Winstanley , WN3 6DF

Stunning and recently refurbished three bed semi-detached family home located in Winstanley.



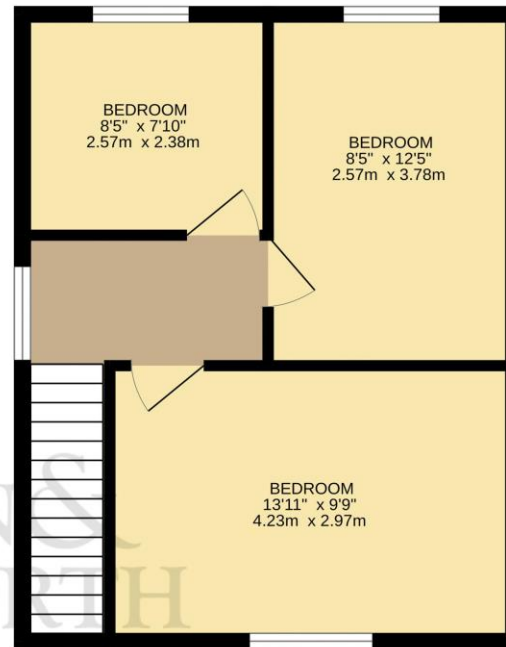
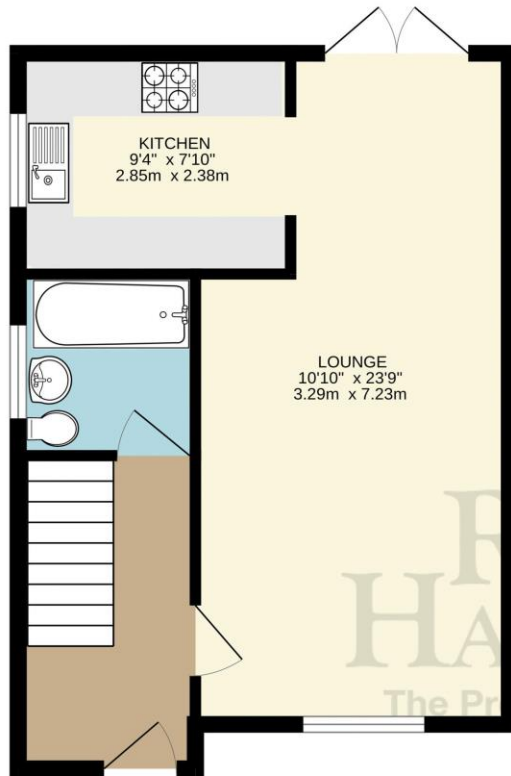
- Outstanding semi-detached family home
- Recently refurbished a high standard
- Great sized open plan reception room
- Two double / one single bedroom
- Modern fitted family bathroom
- Gardens front and rear / driveway
- Close to schools and amenities
- 784 SQ. FT.

Located along a quiet and popular road in the ever popular area of Winstanley sits this impressive three bed semi-detached family home. Pine View has recently been refurbished throughout to the highest of standards and now offers a modern and spacious living environment. The property boasts excellent access to all the amenities Winstanley has to offer along with outstanding schools for all ages, great public transport links and is just a short drive to several major motorway networks.

Internally the exceptional accommodation briefly comprises of entrance hallway with stairs leading to the first floor and a modern fitted family bathroom comprising wc, sink unit and bath with shower over. There is a stunning large and open planned lounge / dining room with window to the front, feature chimney and then double doors to the rear giving access to the patio and gardens. Off the dining room is a beautifully fitted and modern kitchen which offers a great range of wall, base and drawer units along with some appliances. Up on the first floor there is a large master double bedroom located to the front of the property, second double bedroom to the rear then a third larger single bedroom.

Externally Pine view has a mature garden to the front with good sized driveway to the side providing off road parking. To the rear there is a private and secure garden with patio area and lawn. Internal inspection is highly recommended to truly appreciate the deceptive size, excellent finish and outstanding location of this amazing property.



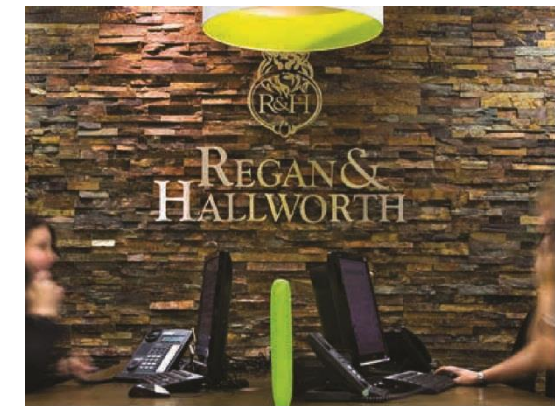


TOTAL FLOOR AREA : 784 sq.ft. (72.8 sq.m.) approx.

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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