

FOR SALE

10, Pine View, Winstanley , WN3 6DF

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



10, Pine View, Winstanley , WN3 6DF

Exceptional three bed semi-detached family home now offered for sale with no onward chain.



- Superb semi-detached family home
- Modern fitted kitchen with cooker
- Family bathroom / shower over bath
- NO ONWARD CHAIN
- Great sized reception rooms
- Three excellent sized bedrooms
- Large gardens / garage / driveway
- 1087 SQ. FT.

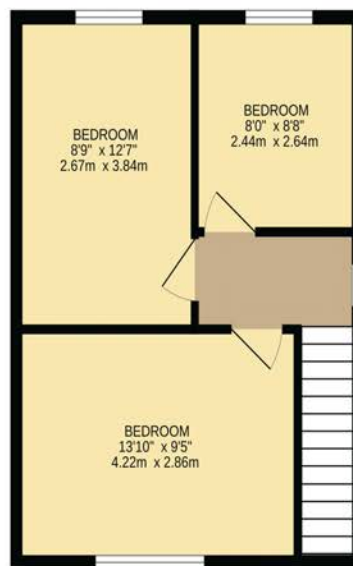
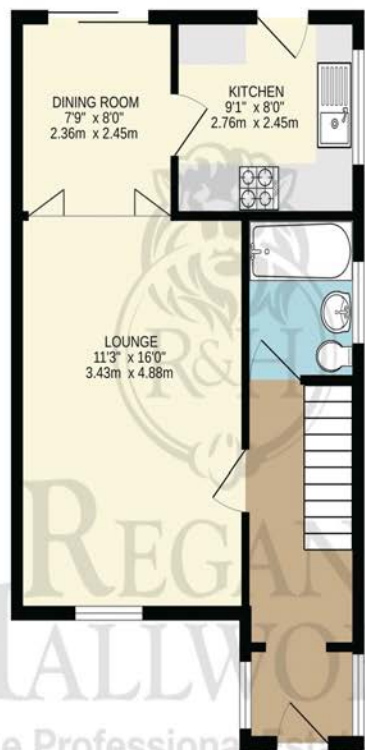
Now available for sale and located in the ever-popular area of Winstanley is this excellent three bed semi-detached home. Pine View is now offered for sale with NO ONWARD CHAIN making this an ideal property for the growing family or an excellent first-time buyer's home. The property is sat on a large plot with driveway and extensive gardens. Pine View is situated close to a range of local amenities, schools for all ages, public transport links and is just a short drive to several major motorway networks. Internally the accommodation is set over two floors and briefly comprises of entrance porch and hallway, large formal lounge / sitting room located to the front of the property which opens through to the dining room.

There is a modern fitted kitchen boasting a range of wall, base and drawer units and then a modern fitted family bathroom comprising of wc, sink unit and bath with shower over. Up on the first floor the centrally located landing area opens to give access to a large double master bedroom located to the front of the property, second double bedroom located to the rear and then a large third single bedroom.

Externally the property has a walled garden with lawn and then a large driveway which leads to a detached single garage with large car port to the side. To the rear there is an extremely large, private and secure garden with patio and well-maintained lawn. Internal inspection is highly recommended to truly appreciate the great size, finish and amazing location.







TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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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