

FOR SALE

76, Highfield Grange Avenue, Winstanley , WN3 6TA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



76, Highfield Grange Avenue, Winstanley , WN3 6TA

Impressive five bed semi-detached family home in the ever-popular area of Winstanley

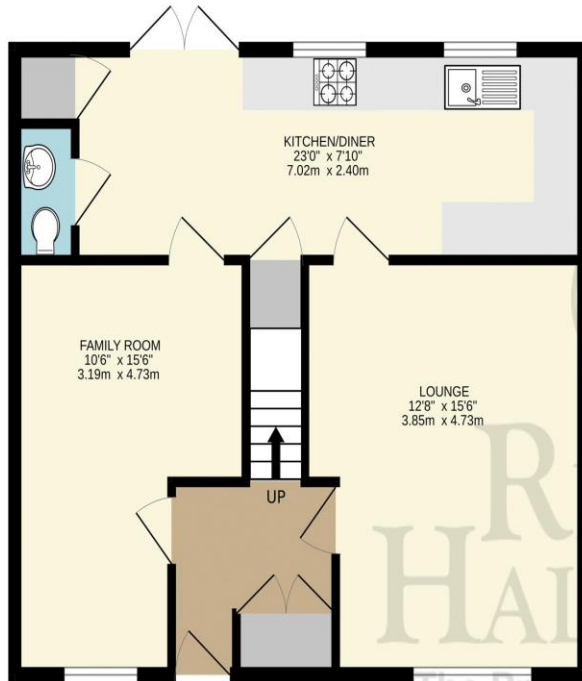


- Impressive semi-detached family home
- Outstanding sized reception rooms
- Modern open plan kitchen / dining room
- Five superb sized bedrooms
- Family bathroom / en-suite / cloak wc
- Large gardens, private driveway & Detached Garage
- Solar panels / CCTV / Hive system
- 1186 SQ. FT.

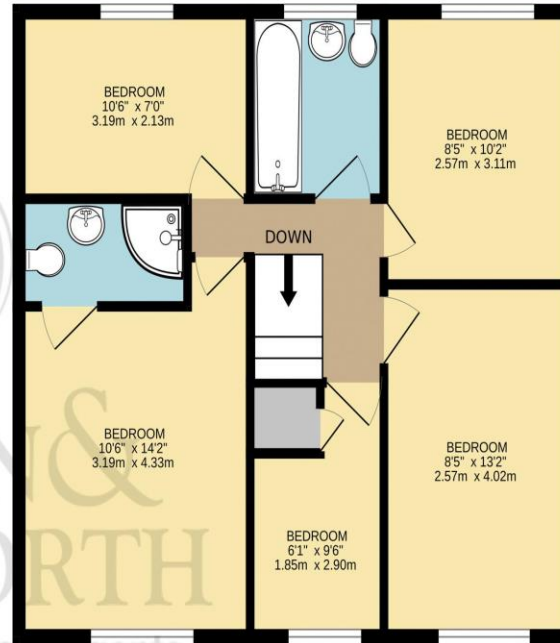
Now available for sale and located in the ever-popular area of Winstanley is this impressive five bed semi-detached family home. Highfield Grange Avenue has been finished to the highest of standards and exceptionally extended to the side giving it just short of 1200 square feet of modern and contemporary accommodation. The property is situated close to all the amenities Winstanley has to offer along with outstanding 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 centrally located entrance hallway with store cupboard, large formal lounge / sitting room located to the righthand side of the property with another large lounge / family room located to the left-hand side. Both the reception rooms have doors to the rear which open into a stunning open plan kitchen / dining room. The kitchen boasts an excellent range of wall, base and drawer units along with some integral appliances, there is then a large area for a formal dining table and chairs with door leading into a cloak room wc and double doors leading out onto the rear gardens. Up on the first floor the centrally located landing area opens to give access to an impressive double master bedroom located to the front with a modern fitted en-suite shower room. There are three more great sized double bedrooms, a fifth single bedroom and a modern fitted family bathroom comprising of wc, sink unit and bath with shower over. Externally the property is sat on a large corner plot with lawned garden and a mature hedge to the front and great sized driveway to the side providing off road parking. The rear gardens and private and secure and have been tastefully landscaped with patio area and faux lawn. Highfield Grange Avenue has the added bonus of a rear driveway and detached garage, also SOLAR PANELS which give an annual income and free electricity at times along with a state of the art CCTV system and a HIVE system for the central heating. Internal inspection of this superb family home is highly recommended to fully appreciate the description.



GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



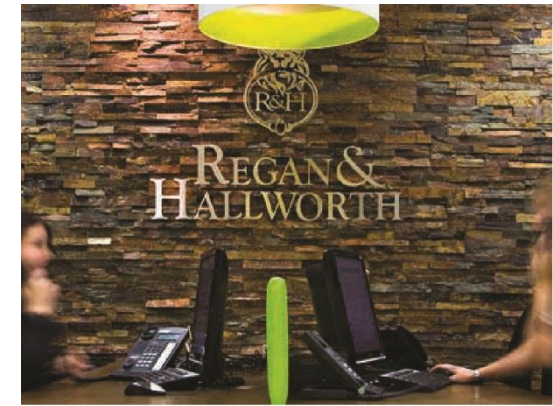
1ST FLOOR
584 sq.ft. (54.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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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