

FOR SALE

4, Whittle Court, Winstanley, WN3 6JZ

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

 ESTD
1996



4, Whittle Court, Winstanley, WN3 6JZ

Substantial executive detached family home offering 2062 SQFT of living space.



- Substantial detached family home
- Largest style built on development
- Immaculately presented
- Large driveway / double garage
- 4 / 5 bedrooms / 4 reception rooms
- Superb setting and plot
- Possible ground floor bed / office
- 2062 SQ.FT.

One of only a handful of this particular style of detached houses built in Winstanley - this exceptional executive detached family home offers an astonishing 2062 square feet of hugely impressive living space that would be ideal for a large growing family in need of more room. Enviably positioned in a particularly good spot with a very impressive overall plot that offers considerable privacy and space - internally the home is set across two floors and benefits from numerous key features that help to elevate it from the competition. The condition throughout is superb, with the decor light and contemporary & the home in brief comprises; a main entrance hallway with wc / cloaks, a lounge with French Doors that lead into a rear conservatory, a separate dining room, plus a sleek fitted dining kitchen. The kitchen itself is finished with low spot lighting and a range of quality integrated appliances & flows into a cleverly extended dining area. Beyond the kitchen our clients have further remodelled and extended, creating a ground floor possible 5th bedroom / useful home office (behind which is a utility room) and then access into a large double garage. This area has genuine annexe potential for anyone looking to create a self contained living area. Upstairs, there are four good sized bedrooms with high quality fitted units to the master bedroom, with the master also boasting a smart en-suite. There is also a modern principal family bathroom suite.

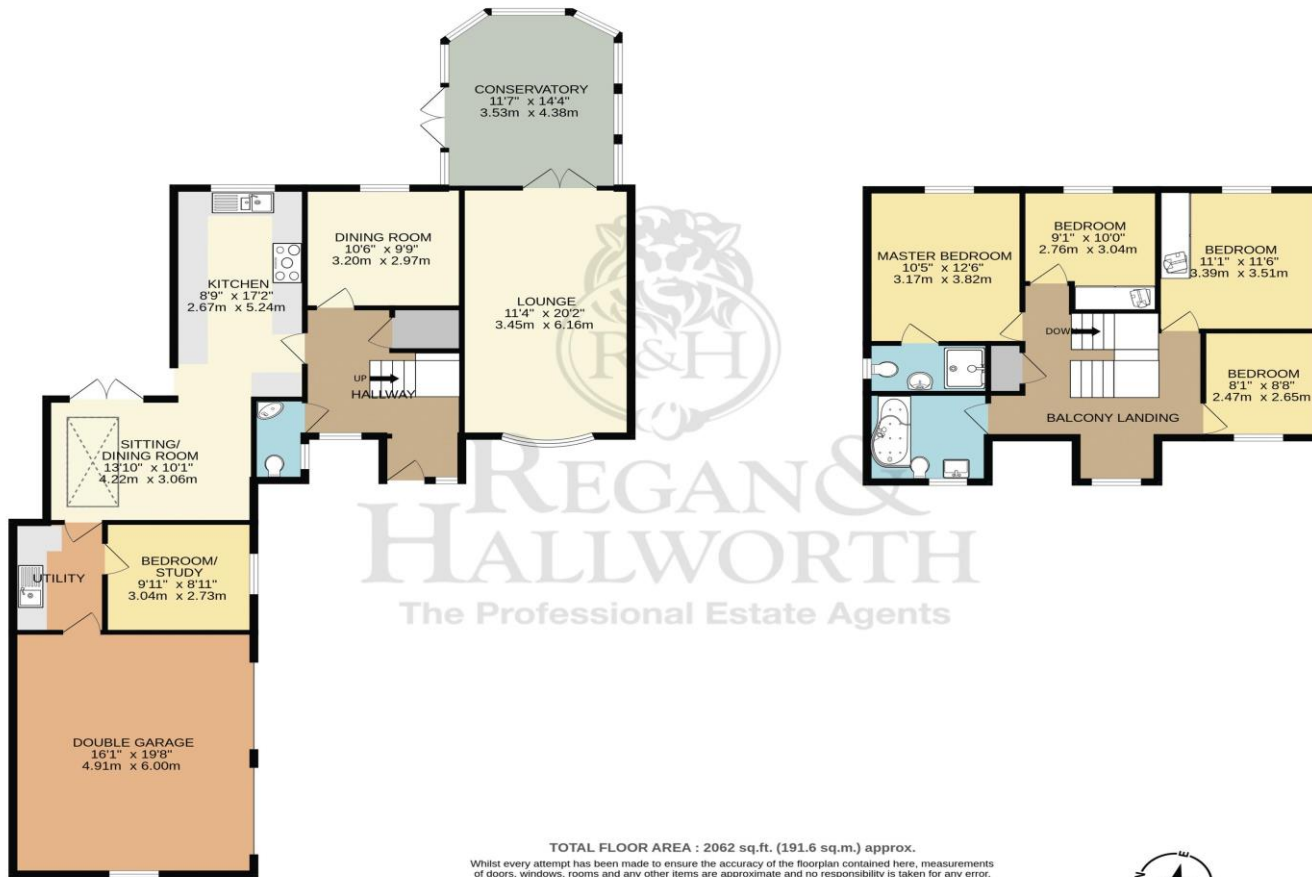
Externally, the private rear garden here is another key feature of the home; boasting a smart Indian Stone patio area for sitting out plus considerable privacy. Our clients have extended the rear garden to create a much larger rear plot too. To the front is a larger than average garden area, plus a generous double driveway which provides ample off road parking & leads through to the double garage. Whittle Court itself comprises just 5 detached properties, whilst locally, the home is within easy reach of the area's highly acclaimed schools, plus numerous amenities, shops and a short drive to the M6 motorway. Early viewings are highly recommended on this stunning family home. Council Tax Band E. FREEHOLD.





GROUND FLOOR
1396 sq.ft. (129.7 sq.m.) approx.

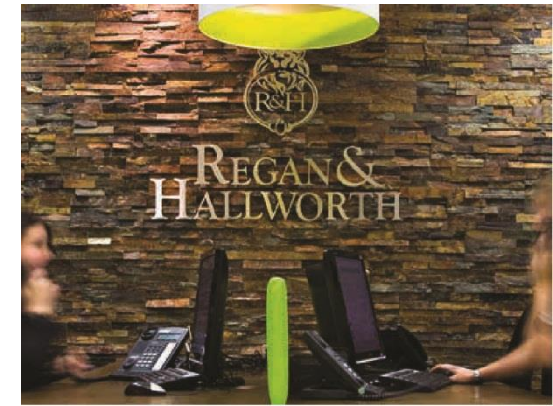
1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



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TOTAL FLOOR AREA : 2062 sq.ft. (191.6 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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