

FOR SALE

77, Findley Cook Road, Highfield , WN3 6GJ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



77, Findley Cook Road, Highfield , WN3 6GJ

Stylish 4 bed detached home offering a generous 1251 SQFT of living space.



- Stunning detached family home
- 4 bedrooms / 2 reception rooms
- Stylish contemporary finish
- Smart ground floor home office
- Modern kitchen diner
- Highly prized setting
- Superb landscaped garden
- 1251 SQFT

Boasting high quality, stylish interiors that are set across two floors and totalling a generous 1251 square feet of living space - this eye-catching detached family home simply must be viewed to be fully appreciated & early viewings are highly recommended. Benefiting from a superb, professional garage conversion which has cleverly added precious living space whilst much improving the layout, this exceptionally well presented 4 bed home is presented with light and spacious interiors that our clients have immaculately maintained with fresh contemporary decor throughout, resulting in a home that still retains its new-build feel. Positioned on a smart new development in the popular area of Highfield, the property sits a short walk from the acclaimed St Matthews Primary School & Pemberton Train Station, whilst the M6 motorway is only a 5 minute drive. The property in brief comprises; an entrance hallway, main front lounge, spacious home office / second reception room and the stunning open plan kitchen diner. The kitchen itself is one of the real highlights of the property - open plan, contemporary and family friendly, with French doors accessing the rear garden & a range of integrated appliances plus quality granite worktops. There is also a useful utility room & wc / cloaks off the kitchen too. Upstairs, the home provides four bedrooms, all of which have built in storage, with a superb en-suite plus Juliette Balcony to the master bedroom plus a modern bathroom suite.

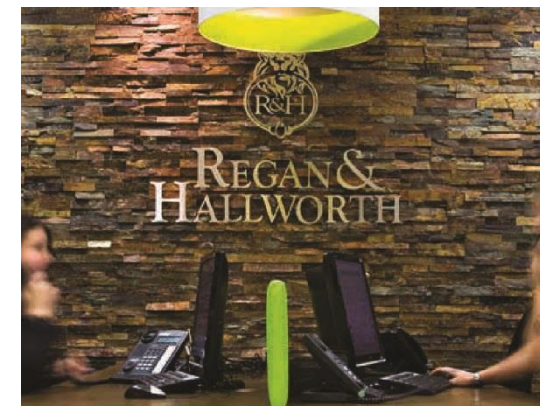
Externally, the home sits on a generous overall plot with a large double driveway providing ample off road parking. To the rear, our clients have landscaped the garden, adding a contemporary patio area plus the home rests on a north-south line. Early viewings are highly recommended. Council Tax Band D. Leasehold 150 yrs.





TOTAL FLOOR AREA : 1251 sq.ft. (116.2 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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