

FOR SALE

17, Waverley Court, Winstanley , WN3 6EJ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



17, Waverley Court, Winstanley , WN3 6EJ

Outstanding, extended three bed semi-detached family home located in Winstanley.



- Outstanding semi-detached family home
- Modern fitted kitchen with appliances
- Three great sized bedrooms
- Close to schools and amenities
- Great sized reception rooms
- Two fully fitted bathrooms
- Large gardens and garage
- 1210 SQ. FT.

Now available for sale and offered with NO ONWARD CHAIN is this stunning family home. Located in the ever-popular area of Winstanley is this immaculately presented and extended three bed semi-detached home that is in a turn key condition. Waverley Court is situated along a quiet walk, boasting excellent access to all the local amenities, schools for all ages, public transport links and is still just a short drive to several major motorway networks. Internally Waverley Court has been finished to the highest of standards throughout and now offers just over 1200 square feet of contemporary accommodation due to its rear extension. In brief, the accommodation comprises of entrance porch, entrance hallway with modern flooring, study / office room, modern fitted bathroom with shower, wc and sink and stairs leading to the first floor. There is a large formal lounge / sitting room located to the front with modern feature fire through to an open planned dining area to the rear with patio doors leading out onto the landscaped gardens. Off the dining area sits the modern fitted kitchen with boasts a range of wall, base and drawer units along with some integral appliances.

Up on the first floor the centrally located landing area opens to give access to a large master double bedroom located to the front of the property, second double bedroom located to the rear, third large single bedroom to the front and then a modern fitted family bathroom comprising of wc, sink unit and bath with shower over. Externally and to the front the property has a low maintenance gravelled garden with path up to the front door. To the rear there is a large and enclosed garden with Indian stone patio area, faux grass area, decking area and access to the single garage and off road parking beyond. Internal inspection is highly recommended to truly appreciate the deceptive size, its great finish and amazing location of this superb family home.







TOTAL FLOOR AREA : 1210 sq.ft. (112.4 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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