

3, Chiltern Drive, Winstanley , WN3 6DY

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

 ESTD
1996



3, Chiltern Drive, Winstanley , WN3 6DY

Outstanding four bed detached family home located in the ever popular area of Winstanley.



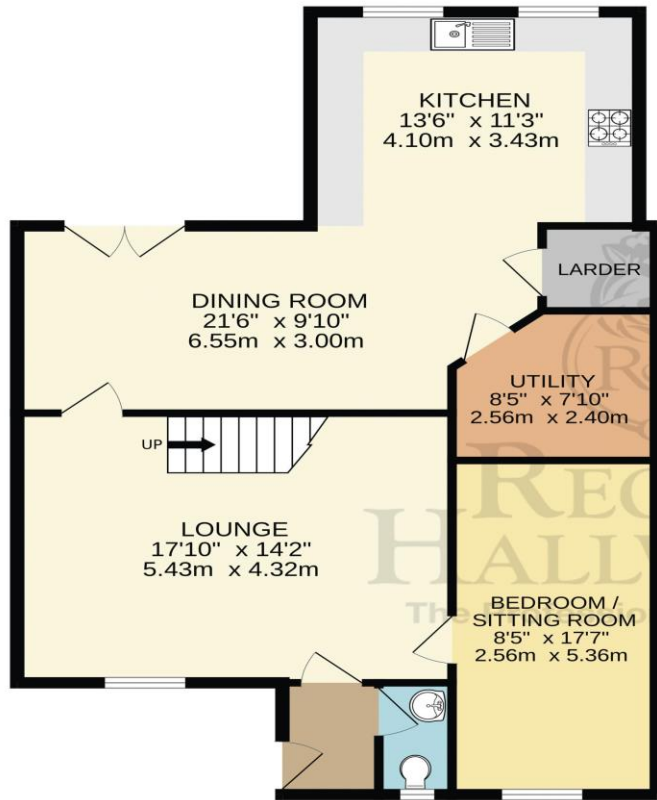
- Outstanding detached family home
- Modern fitted kitchen with cooker
- Modern fitted family bathroom
- Close to schools and amenities
- Great sized reception rooms
- Four good sized bedrooms
- Large driveway and enclosed gardens
- 1289 SQ. FT.

Located in the ever-popular area of Winstanley sits this impressive, detached and extended home. Chiltern Drive has been tastefully finished internally and with the added extension now offers four great sized bedrooms making this an ideal property for the growing family. The property is sat along a popular road in the area and boasts excellent access 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 property boasts versatile accommodation which in brief comprises of entrance hallway, cloak room wc, bedroom four / home office, large formal lounge / sitting room located to the front, centrally located dining room with patio doors leading out onto the rear gardens, modern fitted kitchen boasting a range of wall, base and drawer units along with cooker, good sized utility room and a separate pantry. 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 good sized single bedroom to the front and then a modern fitted family bathroom comprising of wc, sink unit and corner shower unit. Externally and to the front there is a large tarmac driveway providing off road parking for several cars. To the rear there is a large and low maintenance garden with flagged patio and shed. Internal inspection is highly recommended to truly appreciate the properties deceptive size, great finish and outstanding location.

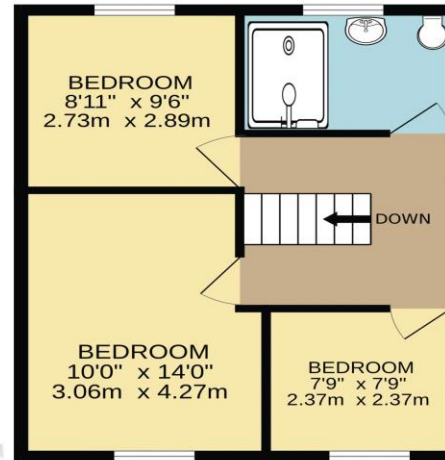




GROUND FLOOR
871 sq.ft. (80.9 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.

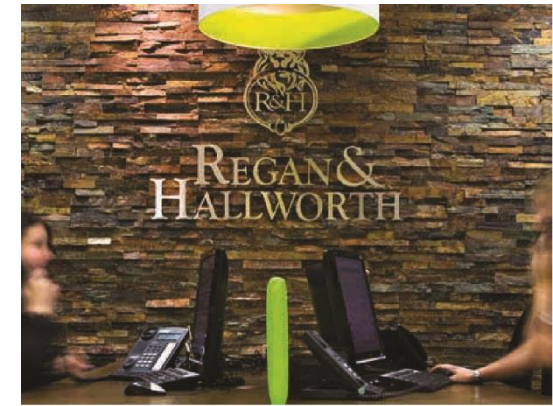


TOTAL FLOOR AREA : 1289 sq.ft. (119.8 sq.m.) approx.

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.



WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com