

FOR SALE

48, Fairman Drive, Hindley , WN2 2RT

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

 ESTD
1996



48, Fairman Drive, Hindley , WN2 2RT

Competitively priced detached family home offered to the market with no chain delay.



- Competitively priced detached home
- Highly prized modern development
- Quiet cul-de-sac position
- No chain delay
- 3 bedrooms / 1 reception room
- Ideal family home
- Close to train station / amenities
- 1084 SQFT

Offered to the market with the benefit of no chain delay - this spacious 3 bed detached family home not only represents fantastic value for money, it is positioned on one of the area's most highly prized estates. Fairman Drive is a hugely sought after, modern cul-de-sac located just off Ladies Lane in Hindley.

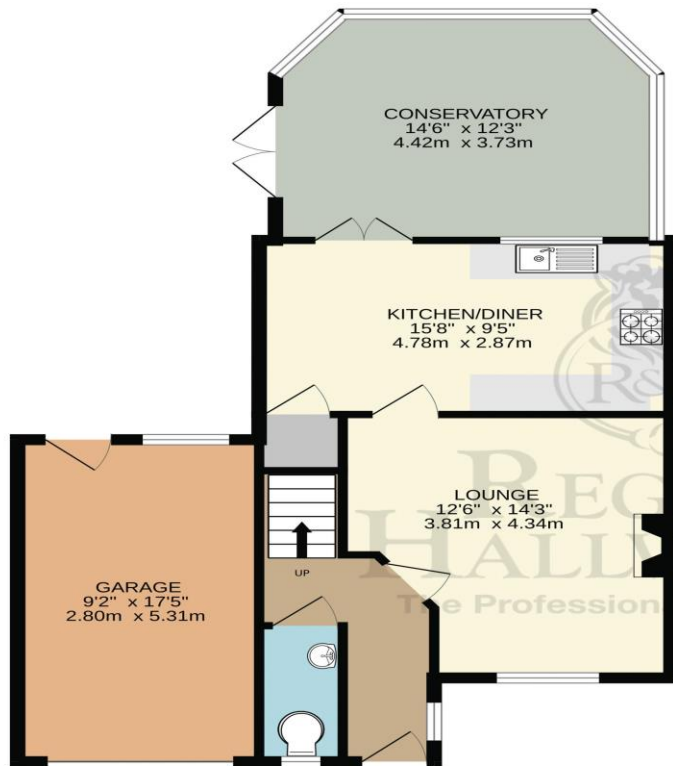
Conveniently positioned on the north westerly side of Hindley, next to Aspull - this spot is always popular with buyers as Hindley Train station is a mere 500 metre walk away, whilst the M61 motorway is just 3.6 miles in the car. The Town's shops and amenities are a stone's throw away, as is the doctors surgery. This particular style of 3 bed is arranged over two floors & totals a generous 1084 square feet of living space, comprising in brief of; an entrance hallway with wc / cloaks, spacious lounge, modern style open plan kitchen diner with French Doors leading into a large rear conservatory. Upstairs there are three bedrooms & a modern family bathroom suite.

Externally the home is set back from the road on a slight bend so benefits from a larger than average driveway which gives access to an attached garage. The rear is private, lawned and has a decked patio area for sitting out. Viewings are highly recommended on this modern detached family home. No chain delay.

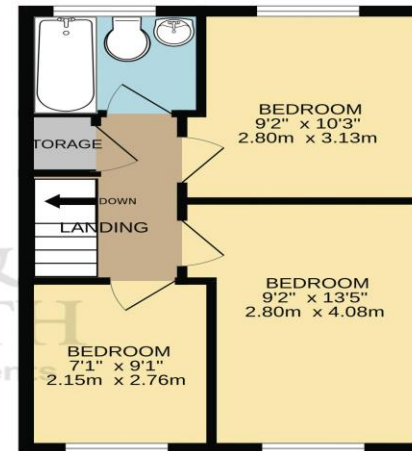




GROUND FLOOR
726 sq.ft. (67.4 sq.m.) approx.



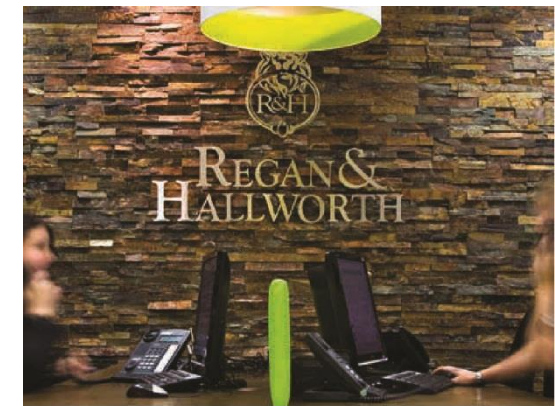
1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



FAIRMAN DRIVE

TOTAL FLOOR AREA : 1084 sq.ft. (100.7 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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