

**FOR SALE**

10, Tatham Grove, Winstanley, WN3 6JT

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

ESTD  
1996



## 10, Tatham Grove, Winstanley, WN3 6JT

*Competitively priced detached family home located in a quiet little cul-de-sac.*



- Competitively priced detached
- Quiet cul-de-sac setting
- Close to schools / amenities
- Ideal family home
- 3 bedrooms / 2 reception rooms
- En-suite to master bed
- Driveway & attached garage
- 1105 SQFT

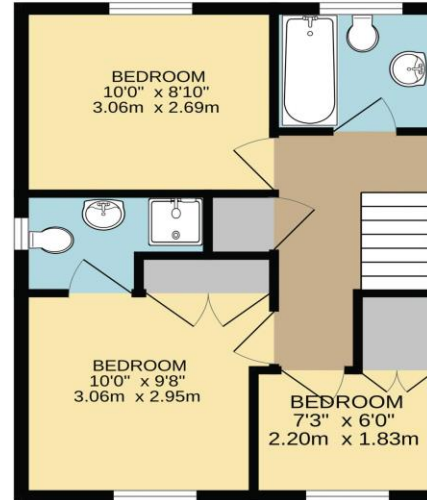
Enviably resting within a generous overall plot & located in one of Winstanley's nicest and most sought-after streets - this competitively priced 3 bed detached family home represents excellent value for today's fast moving market and internal inspection is highly recommended.

Tatham Grove is a hugely popular residential cul-de-sac in Winstanley that is located just off Tan House Drive and is very popular with buyers due to being quieter than other parts of the estate yet still walking distance of all the area's amenities including two outstanding local primary schools and the bustling precinct. Internally the property is set across two floors & totals a generous 1105 square feet of living space, that in brief comprises; a hallway, generous main lounge, rear dining room off which is a conservatory plus there is a modern fitted kitchen. Beyond the kitchen is a useful utility room & wc / cloaks. Upstairs there are three bedrooms, all of which benefit from fitted units, with the master also boasting an en-suite, plus there is a principal bathroom suite.

Externally the property sits on a pleasant & much larger plot with ample off-road parking via a driveway to the front which leads to an attached garage. Other benefits include gas central heating and double glazing. Viewings are highly recommended.



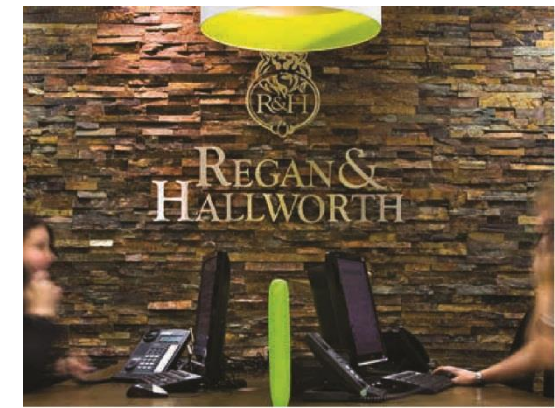




TOTAL FLOOR AREA : 1105 sq.ft. (102.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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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](http://www.reganandhallworth.com)