

FOR SALE

2, Danes Green, Hindley , WN2 4FF

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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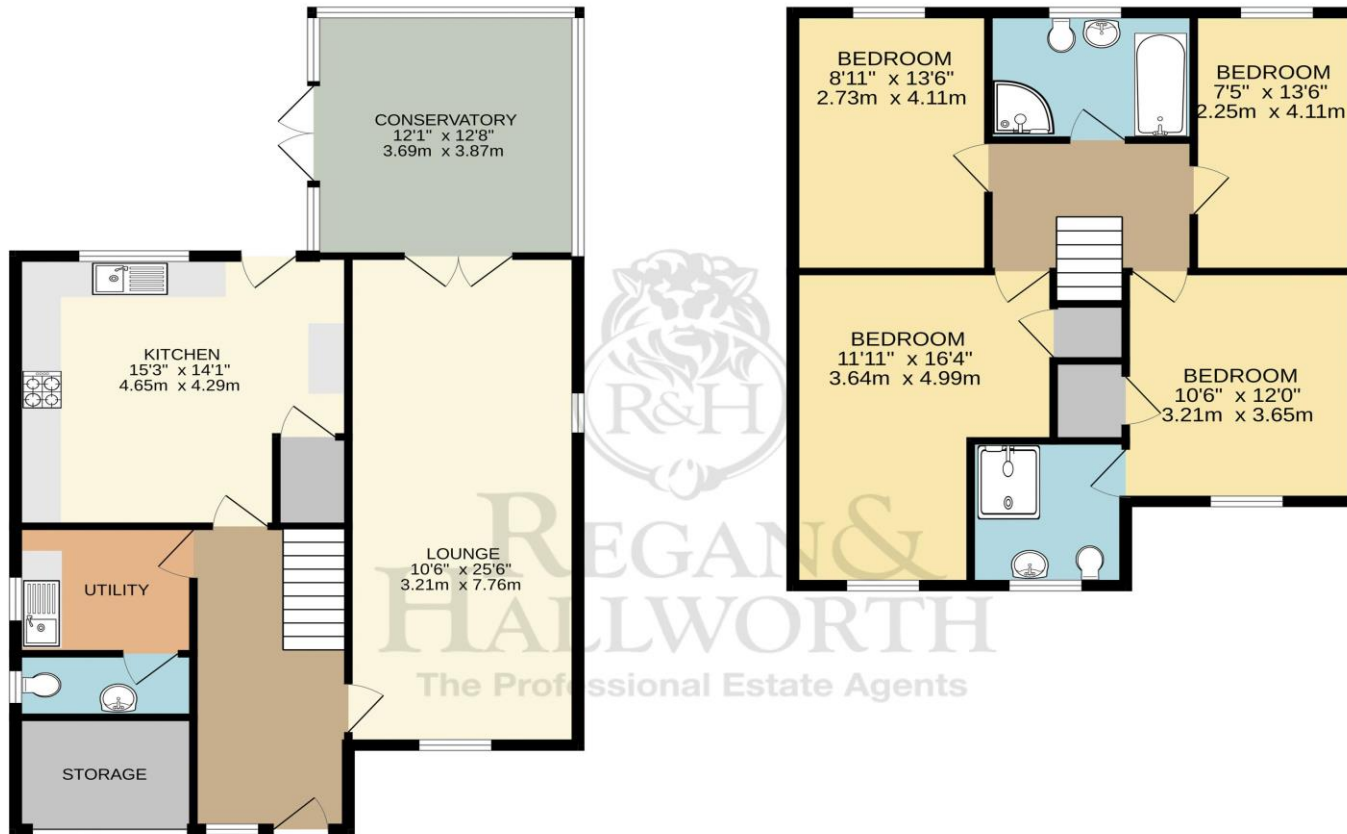
Exceptional detached family home situated close to Borsdane Woods and brook in Hindley.



- Exceptional detached family home
- Modern fitted kitchen / breakfast room
- Family bathroom and en-suite
- Close to schools and amenities
- Superb sized reception rooms
- Four great sized bedrooms
- Large private gardens and driveway
- 1599 SQ. FT.

This is a rare and exciting opportunity to purchase a truly stunning, detached family home located on a small, gated development in Hindley. This amazing property is situated close to Borsdane Brook and woodland ideal for country walks with the family. It's also close to Hindley with all its amenities, outstanding schools for all ages, bus links and train station and is just a short drive to several major motorway networks. This immaculately presented property offers just over 1500 square feet of spacious accommodation set over two floors. In brief, the accommodation comprises of entrance hallway, utility room, cloak room wc, large formal lounge / sitting room, conservatory overlooking the gardens and then a modern fitted kitchen / breakfast room boasting a range of wall, base and drawer units along with some appliances and store cupboard. Up on the first floor the centrally located landing area opens to give access to a master double bedroom with modern fitted en-suite shower room, second double bedroom located to the front, two further good-sized bedrooms located to the rear of the property and then a modern fitted family bathroom comprising of wc, sink unit, shower unit and bath. Externally the property is accessed through private electric gates which then lead to a large driveway and low maintenance landscaped garden. To the rear there is a stunning Indian flagged patio area with well-maintained lawn all surrounded by mature plants and shrubs. Steps then lead to a large upper garden area with lawn and mature plants and trees. To the rear and far end of the plot is an garden area which is currently rented off Wigan council at a price £60 annum. This is a "garden lease" which means that any new owner of the property would have priority to take over the lease. The only access to this area is from the gardens of the property. Internal inspection of this amazing family home are highly recommended to truly appreciate the deceptive size, amazing gardens and superb location.



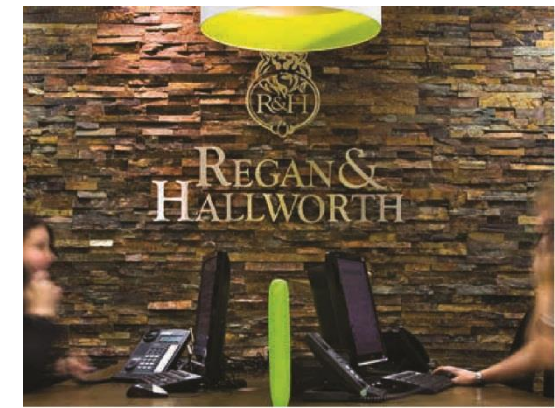


TOTAL FLOOR AREA : 1599 sq.ft. (148.6 sq.m.) approx.

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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