

FOR SALE

1, Sandway, Springfield , WN6 7SF

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



1, Sandway, Springfield , WN6 7SF

Stunning & significantly extended detached family home with sleek open plan kitchen.



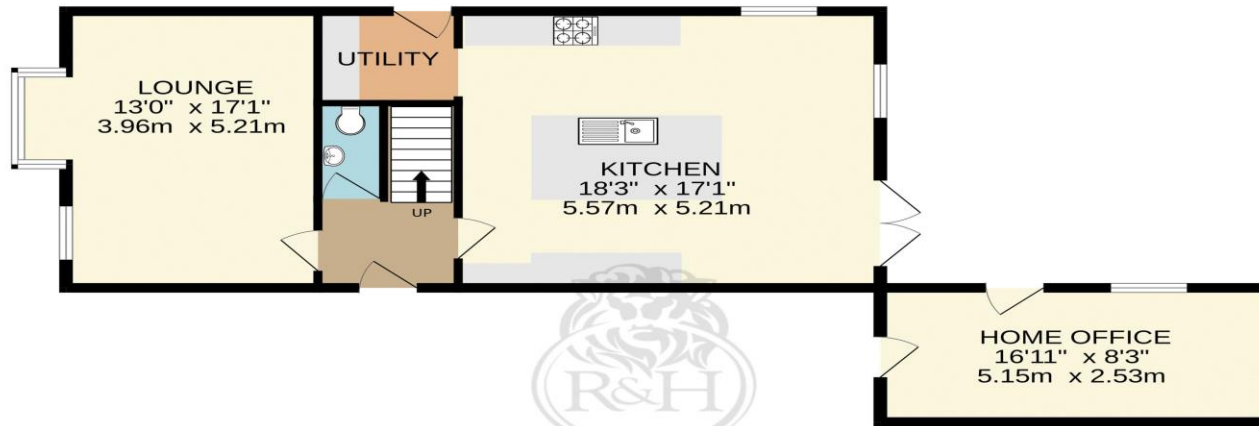
- Stunning & extended detached home
- Superb open plan design
- Detached garden office
- Immaculate landscaped gardens
- 4 bedrooms / 1 reception rooms
- Sleek kitchen diner
- Prominent corner plot
- 1356 SQFT

Enviably located on a highly sought after modern development & resting on a prominent corner plot position - this impressive & immaculately presented detached family home offers stunning, contemporary interiors & early viewings are essential. Benefiting from a large two storey extension & a comprehensive scheme of renovations and improvements throughout, the home is a genuine credit to the current owners. Positioned on Sandway, a popular & quiet residential setting where houses rarely come up & resting within easy reach of some excellent schools, numerous amenities and shops, plus Wigan Town Centre itself, the home is the ideal purchase for a growing family looking to move up the ladder. Internally, the property is set across two floors and is impeccably presented throughout, comprising in brief of; an entrance hallway with wc / cloaks, a beautiful front lounge, with the exceptional fitted kitchen diner at the rear which boasts a stunning feature granite central island, a range of quality integrated appliances, spot lighting and access into a useful utility room. The kitchen also incorporates a beautiful seating area and feature chimney with inset tv & contemporary fireplace. Upstairs, the home offers four bedrooms, all of which benefit from fitted units, with the master also boasting a stylish en-suite, plus there is a luxury principal bathroom suite. Externally the home sits on a lovely private corner plot, with the rear garden enjoying a south facing aspect. The plot extends to three sides and is impeccably maintained, with the home also enjoys lots of eye catching kerb appeal. The rear is low maintenance & tiered with patio areas plus there is access into a garden office which could be utilised for a range of things, from anyone working from home / treatment room / studio etc. The garden office is floored, plastered and has fitted units plus Wi-Fi. To the side is a spacious driveway providing ample off road parking. Early viewings are highly recommended on this stunning family home.





GROUND FLOOR
754 sq.ft. (70.0 sq.m.) approx.

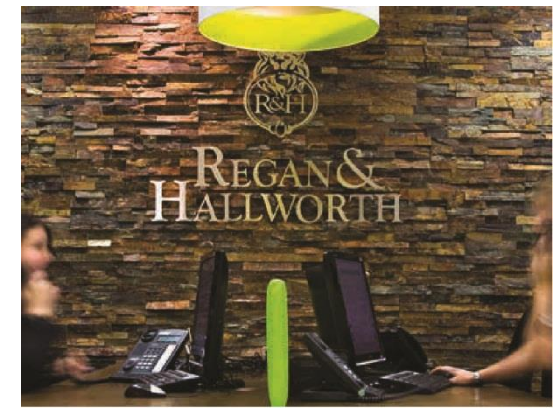


1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 1356 sq.ft. (126.0 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.
Made with Metropix ©2024



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



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.

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com