

**FOR SALE**

32, Penswick Road, Hindley Green, WN2 4GA

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

ESTD  
1996



## 32, Penswick Road, Hindley Green, WN2 4GA

*Impressive executive detached family home with double garage & almost 1600 SQFT of space.*

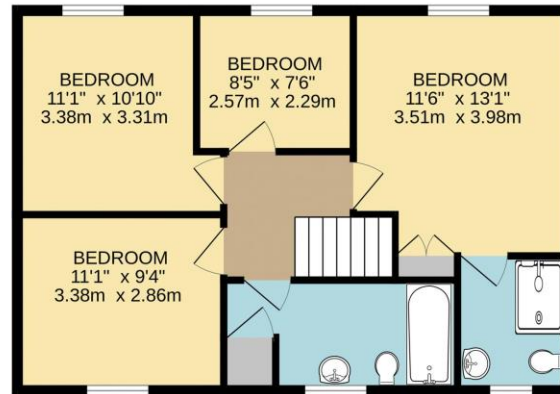
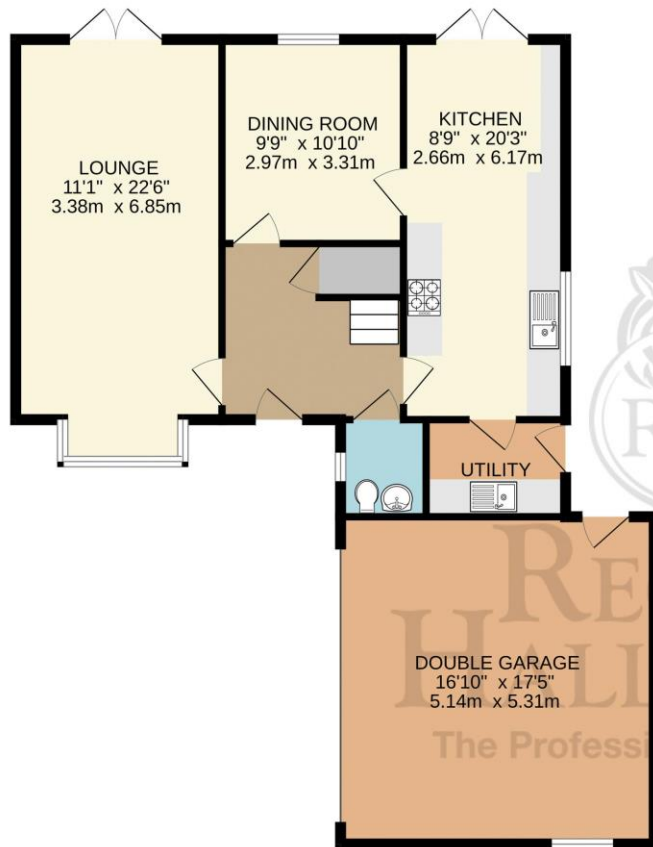


- Stunning executive detached family home
- 4 bedrooms / 2 reception rooms
- Luxury en-suite to the master
- Generous landscaped gardens
- Competitively priced
- Sought after modern development
- Driveway & double garage
- 1567 SQFT

Enviably positioned on the highly prized Penswick Road in Hindley Green & offering fantastic value for money for today's busy market - this stunning, executive detached family home boasts a sizeable 1567 square feet of well presented living space that must be viewed to be fully appreciated. Set across two floors & offering light, contemporary interiors, the home in brief comprises; a hallway with wc / cloaks, a very spacious main lounge with feature fireplace, a separate dining room / lounge, plus the stunning fitted kitchen with breakfast bar, spot lighting and a range of integrated NEFF appliances. The kitchen has the potential here to be knocked through into the dining room to create a more open plan living kitchen area, should clients wish. Beyond the kitchen is a useful utility room. Upstairs the home provides four bedrooms with a luxury, high spec, fully tiled en-suite to the master (just 18 months old) which also benefits from bespoke fitted furniture too, plus there is a modern principal bathroom suite. Externally, the gardens extend to the front and the rear. The garden is spacious, landscaped & impeccably maintained plus particularly private, comprising an Indian Stone patio area, low maintenance synthetic lawn plus a raised composite decked patio area for sitting out. To the front, there is ample off road parking via the very spacious & wide driveway, plus there is a large double garage which itself offers further potential to be turned into living space / home office. Locally, Penswick Road itself is comfortably one of Hindley Green's most coveted developments, offering easy access to various shops, amenities and excellent schools. Early viewings are highly recommended.







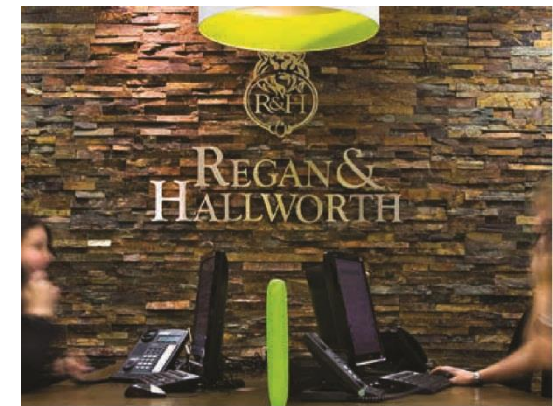
DOUBLE GARAGE  
16'10" x 17'5"  
5.14m x 5.31m

TOTAL FLOOR AREA : 1567 sq.ft. (145.6 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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