

FOR SALE

18, Captain Lees Gardens, Westhoughton, BL5 3YF

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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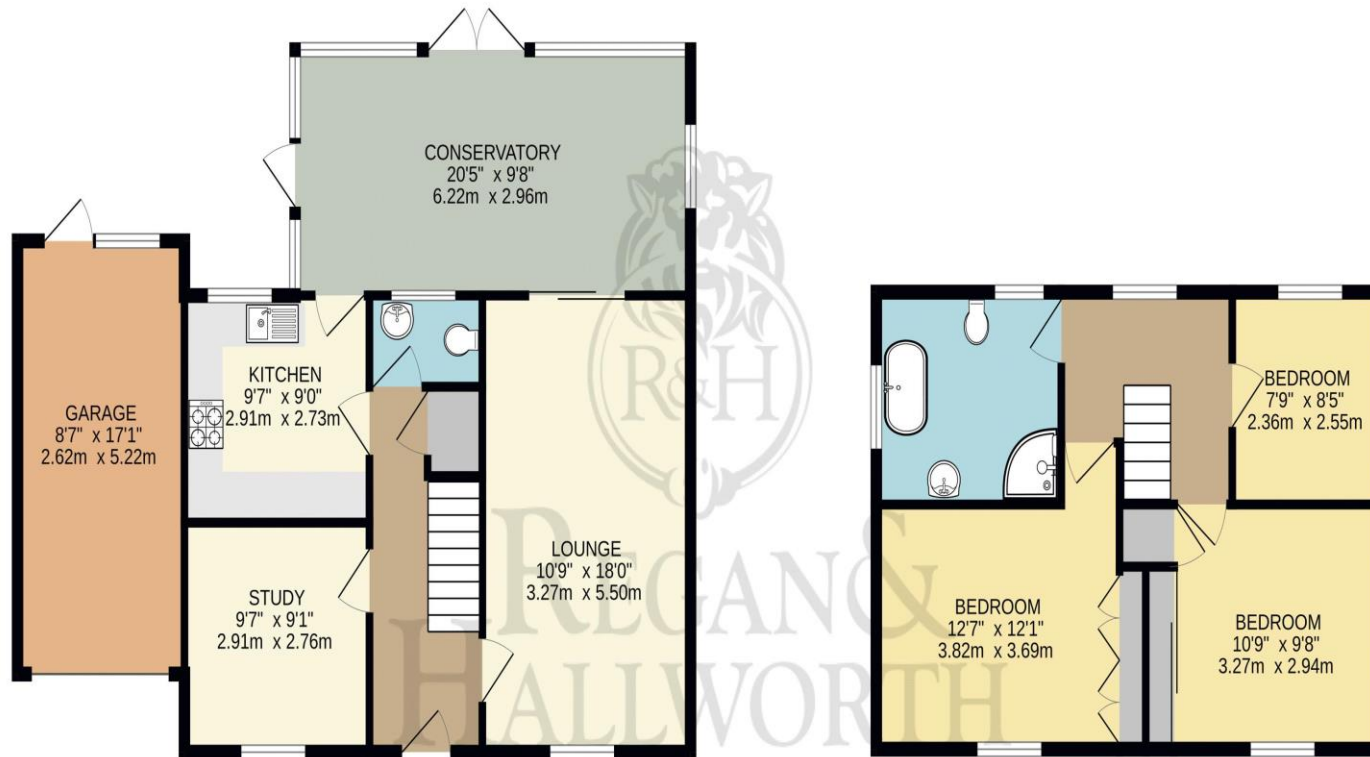
Beautiful detached family home tucked away in a quiet little cul-de-sac.



- Beautiful detached family home
- Stunning glass roof rear conservatory
- Quiet cul-de-sac setting
- Close to schools / transport links
- 3 bedrooms / 2 reception rooms
- Highly prized residential location
- Wonderful, mature garden
- 1287 SQFT

Tucked right in the corner of a highly coveted & established modern development in the hugely popular area of Westhoughton - this superb detached family home offers high quality & beautifully presented living space that simply must be viewed internally to be fully appreciated. Ideal for a growing family in need of more room, or anyone downsizing into something that enjoys a notably quiet setting, the home is brimming with eye-catching kerb appeal & in brief comprises; an entrance hallway with wc / cloaks, a beautiful main lounge with feature fireplace & access into a superb, glass roof rear conservatory which enjoys pleasant views of the garden. There is a home office / snug plus the smart fitted kitchen which boasts a range of quality integrated appliances. Upstairs, the home offers three bedrooms, all of which benefit from superb fitted furniture, plus there is a quality extended family bathroom suite. Externally the home occupies a particularly spacious corner plot, with a rear landscaped garden well stocked with various plants and flowers. The rear has much more privacy than commonly found on modern estates & benefits from a decked patio for sitting out. To the front is a generous driveway for off road parking & access to an attached garage for precious storage. Early viewings are absolutely essential to appreciate the quality of home on offer.





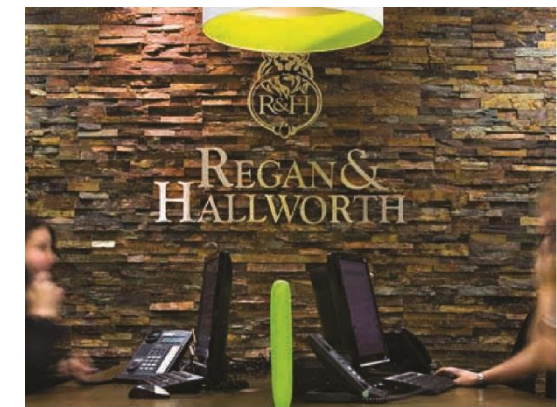
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TOTAL FLOOR AREA : 1287 sq.ft. (119.6 sq.m.) approx.

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.



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