

FOR SALE

250, Warrington Road, Abram , WN2 5RQ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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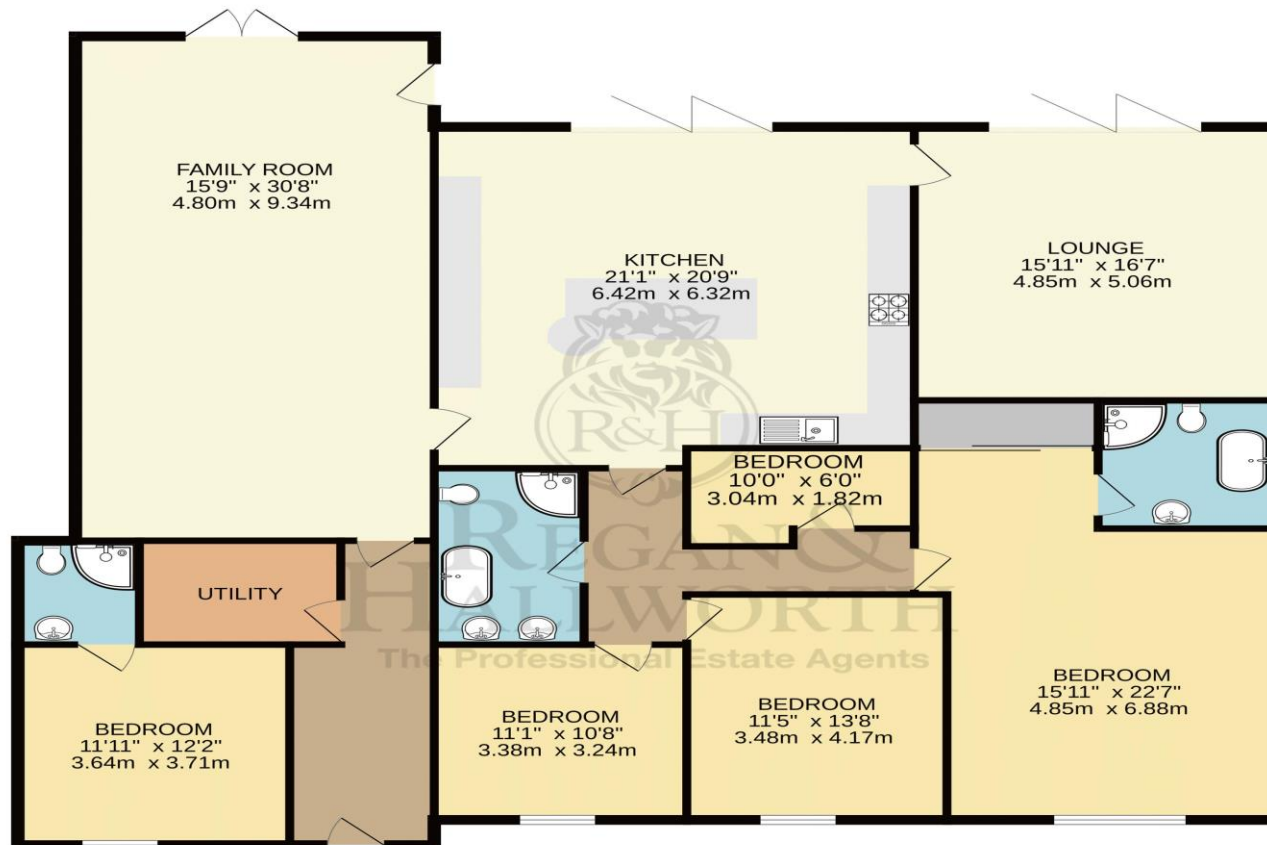
Outstanding five bed detached true bungalow with paddock and open country side views to the rear.



- Exceptional detached true bungalow
- Stunning Sheerin bespoke fitted kitchen
- Five excellent sized bedrooms
- Close to amenities and transport links
- Superb sized reception rooms
- Modern family bathroom / two en-suites
- Large gardens and drive on / off driveway
- 2376 SQ. FT.

This is an exciting opportunity to purchase a deceptively spacious, five bed detached true bungalow surrounded by some of Lancashire's most desirable countryside. Warrington Road has been finished to an exceptionally high standard throughout boasting just shy of 2400 square feet of modern and contemporary accommodation along with an amazing handmade, bespoke Sheerin fitted kitchen. The property is set on an approximate third of an acre plot with private paddock to the rear and open countryside beyond along with private farm and stables to the side making this an ideal retreat. Warrington Road also offers excellent access to a range of amenities, schools, public transport links, country walks and is just a short drive to several major motorway networks. In brief, the accommodation comprises of entrance hallway, large family / games room with log burning stove and doors leading out onto the rear patio and gardens. At the centre and the heart of this property sits the open plan kitchen / dining room with the handmade bespoke SHEERIN kitchen offering a range of units, bespoke made pantry and wine bottle holder, range style cooker and other appliances. There's a central island, space for a dining table and then bi-folding doors leading out to the rear patio. A door then leads into the formal family lounge / sitting room with bi-folding doors and focal fire and surround. To the front of the property sits the impressive master bedroom suite with stunning en-suite comprising of wc, sink unit, free standing bath and corner shower unit. There are three more good sized double bedroom one benefitting from another en-suite shower room, a good-sized utility room and a modern principal bathroom with his and hers sink unit, wc, freestanding bath and corner shower unit and then a fifth single bedroom that would make an excellent home office space. Externally Warrington Road has a large walled and private garden with lawn and mature plant and trees along with a large horseshoe shaped driveway and two sets of double gates. To the rear there is a private and large, enclosed garden with raised patio area taking in the stunning views over the paddock and countryside and then a well-maintained lawn. Internal inspection is highly recommended to fully appreciate the size, amazing high end finish and excellent location of this amazing true bungalow.



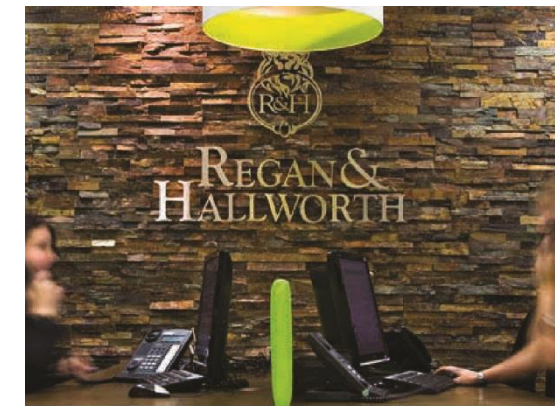


TOTAL FLOOR AREA : 2376 sq.ft. (220.7 sq.m.) approx.

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