

**FOR SALE**

15, Crossfield Drive, Hindley Green, WN2 4GH

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

ESTD  
1996





## 15, Crossfield Drive, Hindley Green, WN2 4GH

*Four bed detached family home of true distinction.*



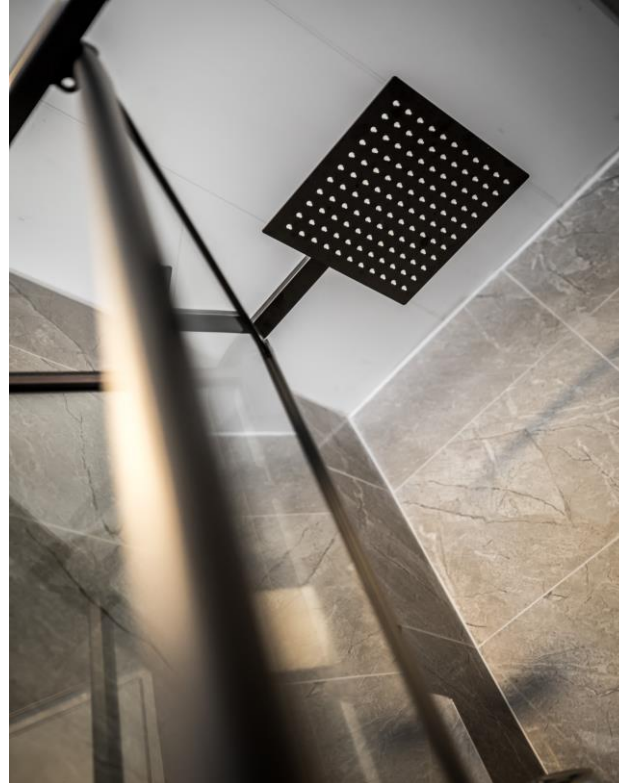
- Exceptional detached family home
- Landscaped south facing garden
- Four double bedrooms (3 fitted)
- Luxury master bed with new ensuite
- Impressive kitchen with feature island
- Glass roof conservatory
- Newly installed roof, windows & boiler
- 1446 SQ.FT.

This recently extended and fully refurbished four-bedroom detached house offers 1,446 square feet of exceptional living space, expertly enhanced by the current owners with many unique features that must be seen to be fully appreciated. Set across two floors, the home boasts a supreme quality of finish and contemporary style, with considerable care taken to create a property of genuine quality.

The whole home has been completely updated in recent years and features high-quality flooring, including trendy Herringbone flooring throughout most of the ground floor. The sleek open-plan kitchen includes a large island, and the spacious, modern conservatory features a glass roof and underfloor heating. Designer internal doors and radiators add to the downstairs appeal, while the upstairs has been expertly extended within the last 12 months to create two new stylish bedrooms with vaulted ceilings and a new master bedroom suite with a brand-new ensuite shower room. All four bedrooms are now large enough to fit a double bed, and three have newly fitted wardrobes. New windows were installed in March 2019 and are still under guarantee, and a new combination boiler was installed in December 2023, ensuring the house is low maintenance and highly efficient.

Externally, both the front and rear gardens have been landscaped and beautifully enhanced. The front features an extensive concrete imprinted driveway with an EV charger that continues down the side of the house and extends to the rear into a full-width patio, providing ample outdoor living and dining space. The rear garden includes a lawn and raised planters, well-stocked with various plants and flowers, and enjoys a sunny south-facing aspect.





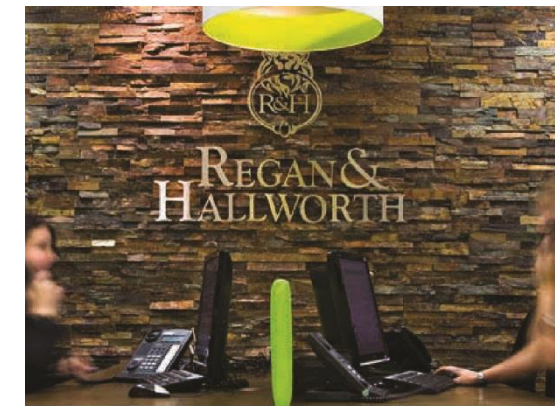


TOTAL FLOOR AREA : 1446 sq.ft. (134.3 sq.m.) approx.

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



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](http://www.reganandhallworth.com)