

FOR SALE

2, Wessex Drive, Ince , WN3 4JJ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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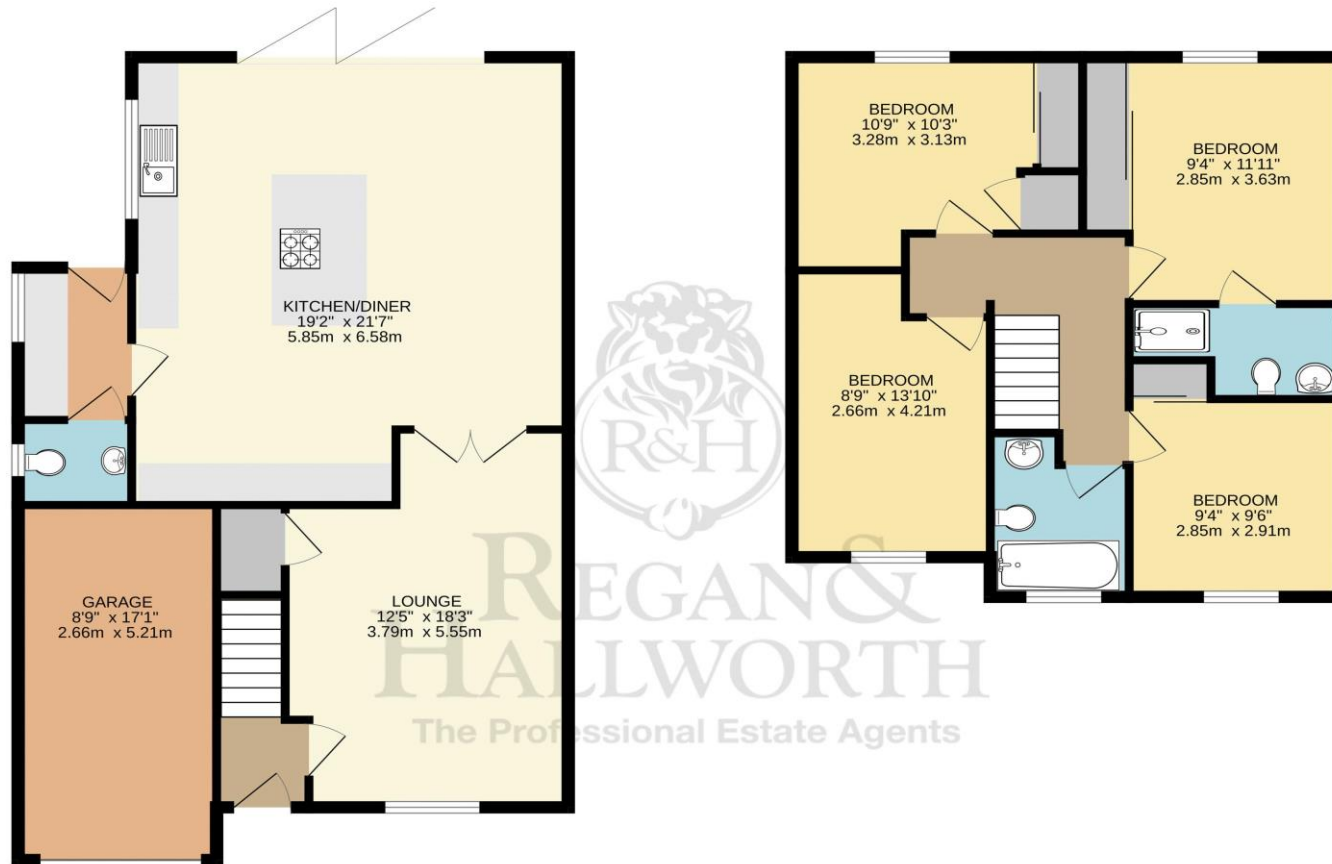
Exceptional detached family home offering 1458 SQFT of luxury living space.



- Exceptional renovated home
- Luxury, high spec finish throughout
- Superb kitchen diner
- Generous front driveway
- 4 bedrooms / 2 reception rooms
- Sleek, vaulted ceiling extension
- Sleek, extensively landscaped garden
- 1458 SQFT

Exceptionally finished throughout and boasting a full scheme of extensive renovation that have combined to create a truly stunning family home - this stylish, executive detached property offers a substantial 1458 square feet of smart, contemporary living space that requires viewing to be appreciated. Extensive renovations to both inside and out help set the property out from the competition, with the quality of finish from top to bottom here is of show home standard and in brief the property comprises; a hallway, large main lounge with feature fireplace with log burner & access into the luxury kitchen diner which has been opened up and boasts a full width rear extension with vaulted ceiling, Velux windows, elegant Venetian plasterwork and smart bi-folding doors that open outside. The kitchen boasts a range of integrated appliances, a large island unit plus a log burner too. Beyond the kitchen is a utility room and stunning upgraded wc / cloaks. To the first floor there are four bedrooms with a sleek en-suite, fitted units & feature panelled wall to the master bed plus the luxury family bathroom. Externally, the gardens here are another key feature of the home, with the overall plot being notably spacious both to the front and the rear. The rear is undoubtedly a huge selling feature having been professionally landscaped, comprising a quality porcelain patios & raised borders, a synthetic lawn, pizza oven, lovely cedar fencing & a sunny south-westerly aspect. To the front, there is off road parking via the extensive resin driveway, plus there is a pretty wall & iron fencing. Early viewings are essential to appreciate the quality of this stunning family home.



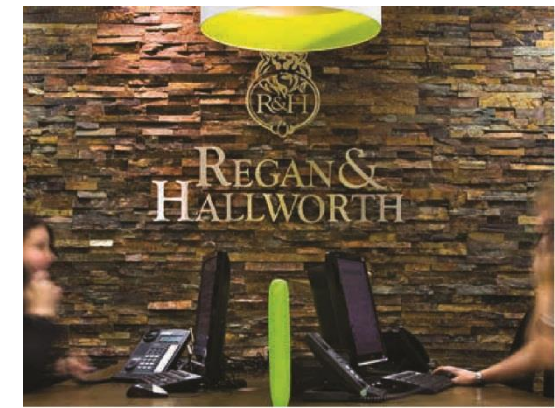


TOTAL FLOOR AREA : 1458 sq.ft. (135.5 sq.m.) approx.

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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