

FOR SALE

6, Trecastell Close, Whelley, WN1 3YT

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



## 6, Trecastell Close, Whelley, WN1 3YT

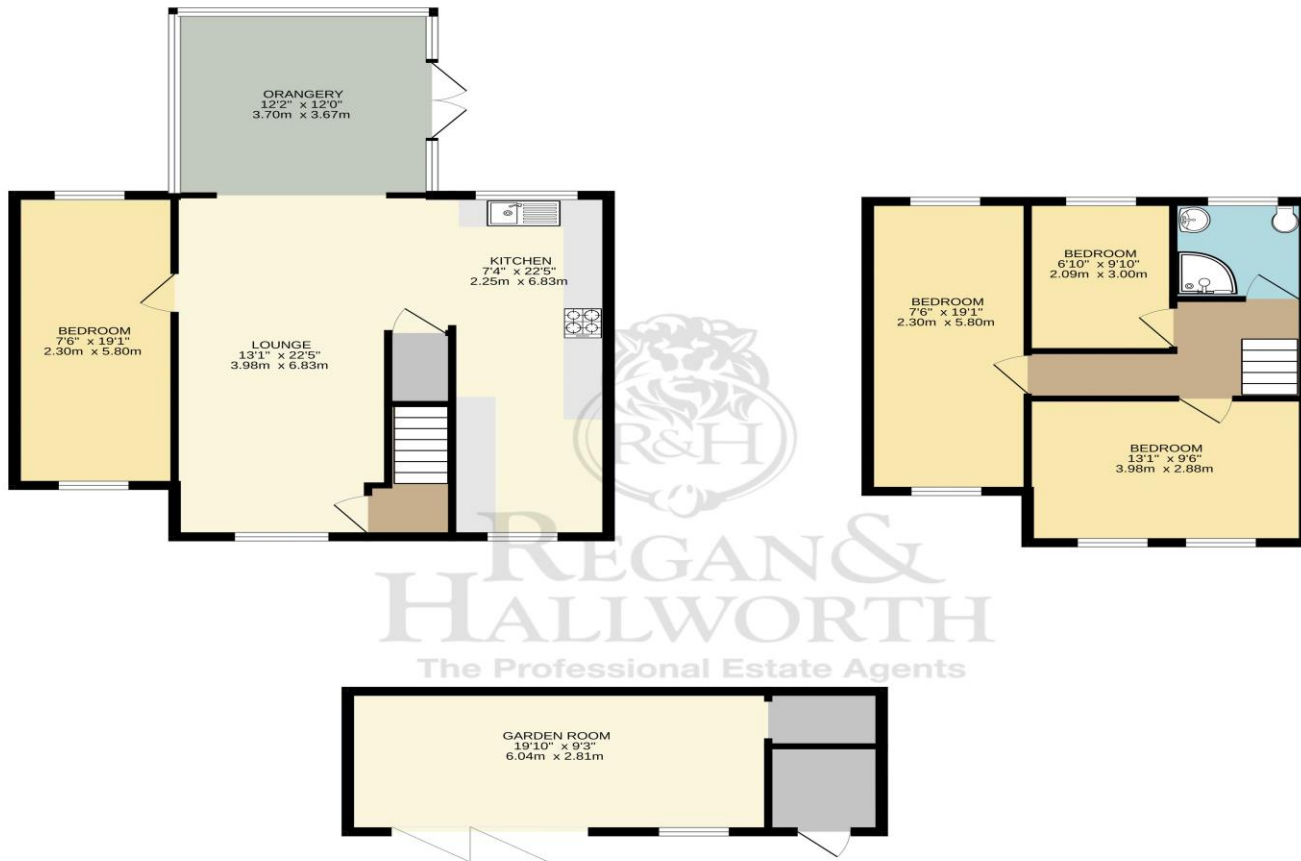
Outstanding three / four bed detached family home with superb detached garden room to the rear.



- Exceptional detached family home
- Modern open plan kitchen / dining room
- Family bathroom with shower
- Close to schools and amenities
- Superb and versatile reception rooms
- Three / four good sized bedrooms
- Large gardens / driveway / garden room
- 1416 SQ. FT.

Now available for sale and located along a popular and quiet cul-de-sac in the Whelley area of Wigan is this impressive three / four bed detached family home. Trecastell Close has recently undergone a FULL REFURB throughout along with extension and an amazing, detached purpose-built garden room to the rear. The property has been finished to the highest of standards throughout offering spacious and versatile accommodation set over two floors making this an ideal home for the growing family. Trecastell Close is sat on a large corner plot, not overlooked to the rear and sits along a quiet cul-de-sac. The property offers easy access into the town centre with all its amenities, bus and train station, some excellent schools for all ages and is just a short drive to several major motorway networks. The accommodation spans just over 1400 square feet and briefly comprises of entrance hallway, large open plan lounge / sitting room, dining area which then leads into an open plan orangery overlooking the gardens. There is a sleek and modern fitted kitchen boasting a range of wall, base and drawer units and then another separate 19 feet long reception room which is currently being used as a fourth bedroom. Up on the first floor there are two more large double bedrooms, a good-sized single bedroom and then a modern fitted family bathroom with corner shower unit. Externally the property has a large block paved driveway providing off road parking for several cars whilst to the rear there is a low maintenance and landscaped garden which is not overlooked and an outstanding detached garden room which would make an ideal home office, gym or cinema room. Internal inspection is highly recommended to truly appreciate the deceptive size, its great finish and outstanding location of this superb family home.

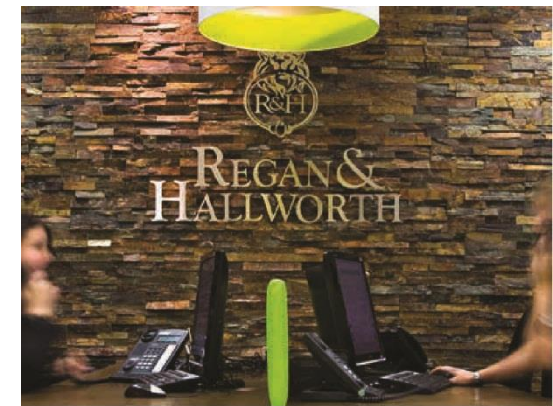




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**TOTAL FLOOR AREA : 1416 sq.ft. (131.6 sq.m.) approx.**

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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