

FOR SALE

3, Bratton Close, Winstanley, WN3 6LT

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996





### 3 , Bratton Close, Winstanley, WN3 6LT

*Stunning semi-detached family home located in a lovely quiet little cul-de-sac setting.*

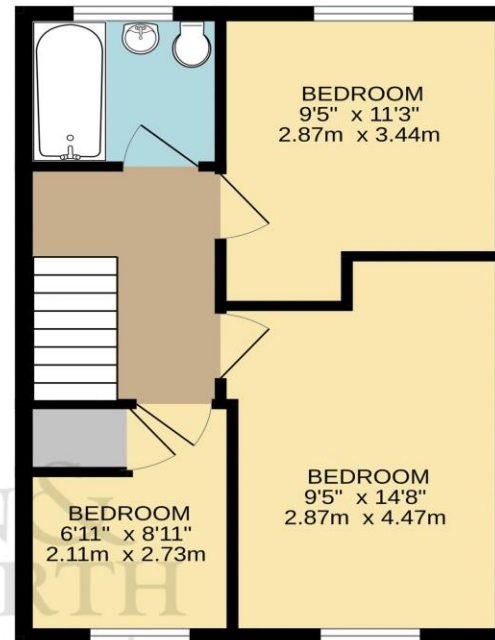
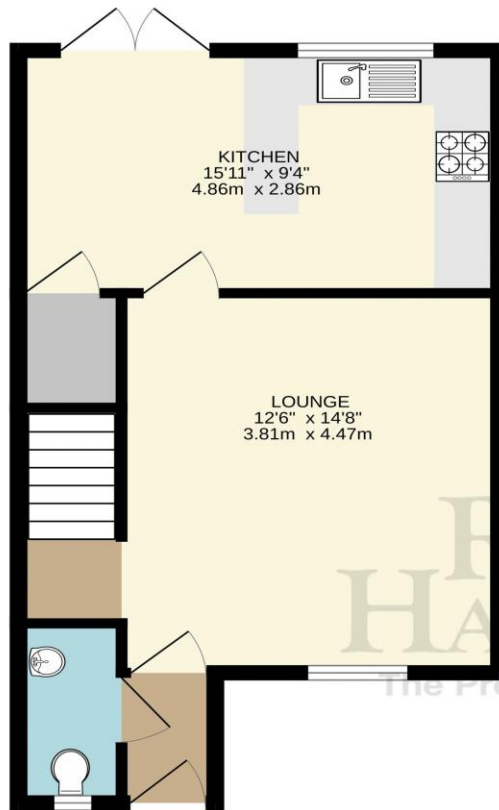


- Beautiful semi-detached home
- Ideal starter home
- Close to schools / amenities
- Off road parking
- 3 bedrooms / 1 reception room
- Quiet cul-de-sac setting
- Stylish bathroom suite
- 798 SQFT

Offering smart internal presentation throughout & light contemporary decor - this immaculate 3 bed semi-detached property is enviably positioned in one of Winstanley's most highly prized settings & offers close proximity to shops, amenities, motorway links & the area's acclaimed schools. Internally, the property is superbly presented throughout, with much of the decor immaculately finished from top to bottom & the property benefitting from various recent enhancements. Over recent years our clients have laid quality new solid oak flooring, replaced all the Upvc windows, added a highly efficient boiler plus installed a stylish principal bathroom. The smart presentation & fantastic location make the property perfect for any first time buyers, or clients looking for a downsizing property that is ready for them to just move straight into. In brief the home comprises; front porch & inner hallway with wc / cloaks, a spacious main lounge, a modern fitted kitchen diner with access out onto the garden. Upstairs there are three good sized double bedrooms and a newly upgraded principal bathroom suite. Externally the home rests on a lovely overall plot, with the rear garden being private & enjoying a sunny, south-easterly aspect. To the front is a garden, plus driveway which provides ample off road parking. Viewings are highly recommended on this stunning semi-detached home.





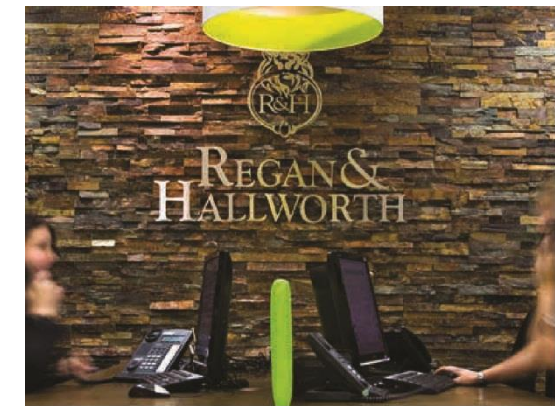


TOTAL FLOOR AREA : 798 sq.ft. (74.2 sq.m.) approx.

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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