

4, Hollington Way, Winstanley, WN3 6LS

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

 ESTD  
1996



#### 4, Hollington Way, Winstanley, WN3 6LS

Extended townhouse located in a highly prized area & offered to the market chain free.



- Impressive mid townhouse
- Ideal starter home
- Quiet residential setting
- Available chain free
- 3 bedrooms / 2 reception rooms
- Extended to the rear
- Close to schools / amenities
- 792 SQFT

Enjoying a secluded, private position and offered to the market with the added benefit of no chain delay - this impressive mid-townhouse boasts a single storey rear extension to the rear and an generous amount of floorspace making it ideal for a range of buyers, from any young professionals looking to get onto the property ladder, to anyone downsizing into a particularly quiet and peaceful setting.

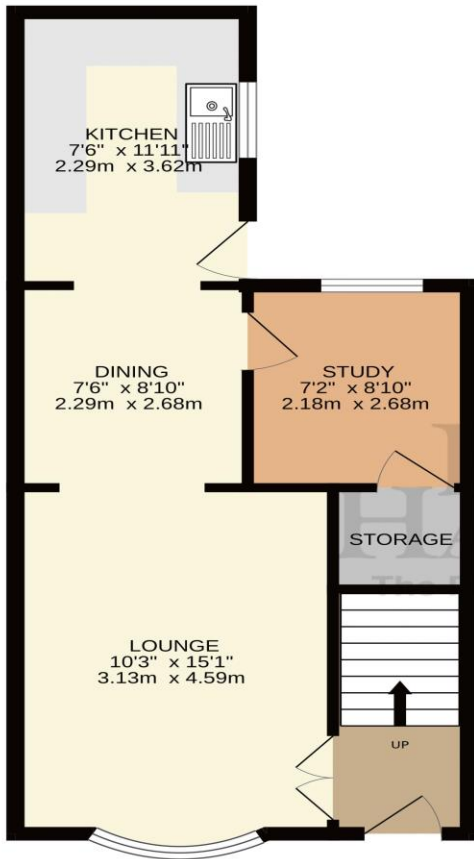
The property itself is arranged across two floors and in brief comprises; an entrance hallway, main front lounge, a rear dining room plus snug / possible home office and a rear kitchen extension. Upstairs the home provides three bedrooms plus a principal bathroom suite. To the rear is a low maintenance garden, plus the property enjoys a sunny south-westerly aspect and lots of afternoon sun, whilst to the front all the gardens here are just for pedestrian access which results in a pleasant cottage-style setting & feel.

Locally the home is within the catchment for all of Winstanley's acclaimed schools plus amenities, shops and the M6 is just a 5 minute drive away. Viewings are highly recommended. We are advised that our client is in the process of purchasing the FREEHOLD. Council Tax Band B. No chain delay.

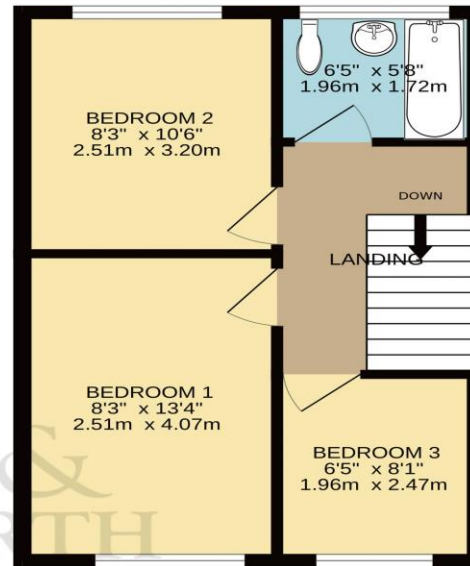




**GROUND FLOOR**  
442 sq.ft. (41.1 sq.m.) approx.

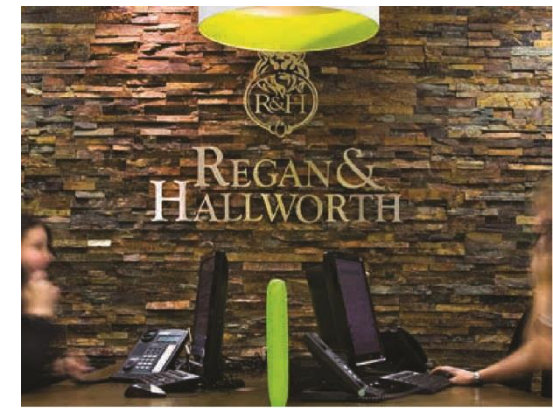


**1ST FLOOR**  
350 sq.ft. (32.5 sq.m.) approx.



**TOTAL FLOOR AREA : 792 sq.ft. (73.6 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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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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