

FOR SALE

7, Cranborne Close, Standish, WN6 0RS



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Exceptional detached home with luxury open plan kitchen diner & vaulted ceiling extension.



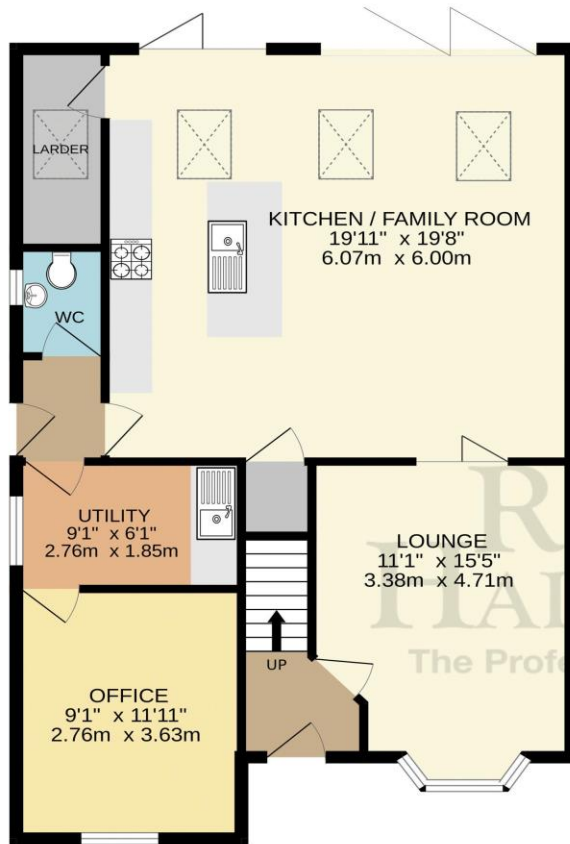
- Exceptional detached home
- 4 bedrooms / 3 reception rooms
- Luxury full width extension
- Stylish open plan kitchen diner
- Superior remodelled layout
- Fully landscaped plot
- Sunny south-westerly aspect
- 1439 SQFT

Brimming with immediate eye-catching kerb appeal & offering excellent value for money for today's busy market - this immaculately maintained, stylish four bed detached family home offers a generous 1439 square feet of living space that has been significantly enhanced & cleverly remodelled by the current owners & would be ideal for any growing families seeking a home they can simply move straight into. The property is enviably situated on the highly sought after Cranborne Close, just off Almond Brook Road & enjoys excellent access to the M6 motorway, local shops, schools, health and leisure centres plus numerous eateries - properties rarely stay on the market here long & so early inspection is essential. Internally the condition throughout is excellent, with the floor space much improved by our clients adding a stunning, full-width vaulted ceiling extension & completely opening up the rear of the home, creating a stylish open plan kitchen diner / living area. The ground floor in brief comprises; a main entrance hallway, a beautiful front lounge with contemporary inset fire & access into the stunning open plan kitchen diner & useful utility room with wc / cloaks. The kitchen itself measures 19ft x 19ft & is finished with a large central island unit, quartz worktops, a range of quality integrated AEG appliances including an induction hob, two ovens and a wine cooler. The extension is finished with smart Velux windows (which have remote control blackout blinds) plus two sets of bi-folding doors that bathe the space in lots of natural light. There is also an additional room which is perfect for a home office at the front of the property too. Upstairs there are four bedrooms, with an en-suite & fitted units to the master plus a contemporary principal bathroom suite. Externally the property enjoys a sunny, south-westerly facing aspect to the rear plus more privacy than is common on modern style estates. The gardens are impeccably maintained & finished with a decked patio area for sitting out plus a low maintenance synthetic lawn & stocked borders. There is hot and cold water, external power sources plus security lighting too. To the front is a generous block-paved driveway providing two cars off-road parallel parking, plus additional street space if required. The property has also been recently upgraded to 'EV ready' status. Furthermore, our clients have replaced all the windows, guttering fascias and soffits over recent years too. Viewings are highly recommended on this exceptional family home.

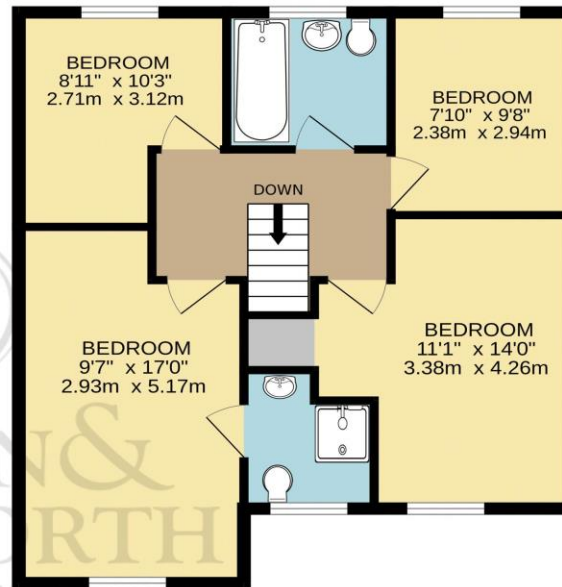




GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.

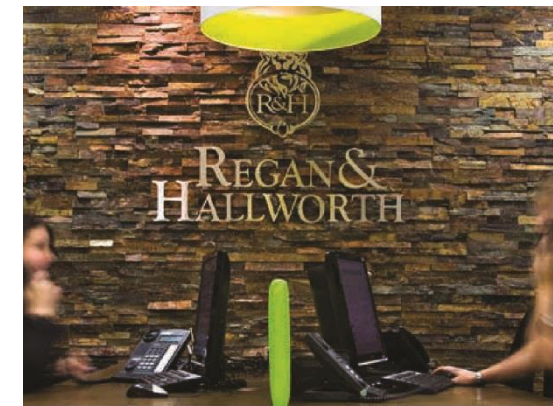


1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1439 sq.ft. (133.7 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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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

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