

**FOR SALE**

59, Cashmore Drive, Hindley, WN2 3JP

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

ESTD  
1996





## 59, Cashmore Drive, Hindley, WN2 3JP

*Beautiful detached home with stunning, landscaped garden & south facing aspect.*



- Beautiful detached home
- Impeccably presented throughout
- Stylish kitchen & bathroom
- Driveway & garage
- 3 bedrooms / 2 reception rooms
- Stunning rear garden
- Quiet cul-de-sac setting
- 893 SQFT

Brimming with eye-catching kerb appeal & occupying a very private & beautifully landscaped plot - this superb, immaculately presented detached family home should appeal to a wide range of buyers from young families moving up the ladder, to any retired clients seeking a quiet, residential setting to downsize into. The property itself is arranged across two floors & has benefited from numerous recent enhancements including a smart fitted kitchen, contemporary shower room, newly laid floorings and general redecoration.

The ground floor in brief comprises; a main hallway, lovely front lounge with feature fireplace, a rear dining room with new patio doors that lead outside, plus the stunning fitted kitchen which is finished with a range of integrated appliances. Upstairs, there are three bedrooms plus the sleek, fully tiled principal shower room. Externally, the home rests on a stunning landscaped plot.

The gardens are impeccably manicured & our clients have recently added a new outside canopy, a composite decked patio area plus a beautiful timber gazebo. The rear also enjoys a sunny, south facing aspect and therefore sun all day. To the front is ample off road parking for numerous vehicles & access to an attached garage with new electric door. Early viewings are highly recommended on this superb detached home.





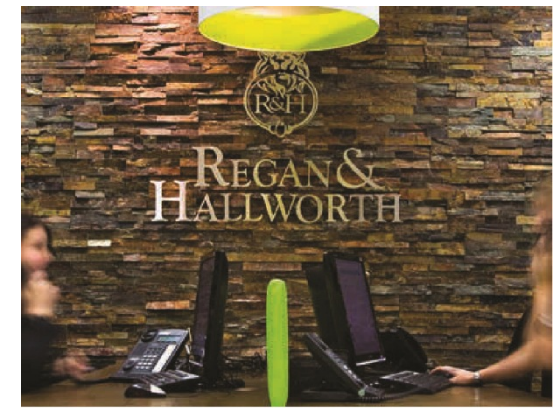




**TOTAL FLOOR AREA : 893 sq.ft. (83.0 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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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