

FOR SALE

3, Blackberry Drive, Hindley, WN2 3JU

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



3, Blackberry Drive, Hindley, WN2 3JU

Stunning detached family home with superb garden & sleek new bathroom suite

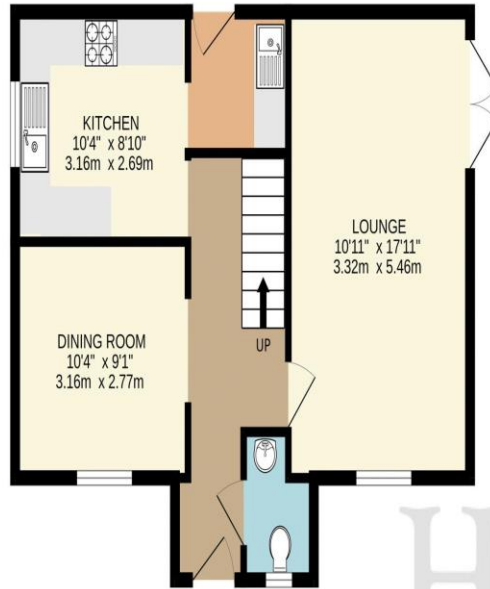


- Stunning detached family home
- Sleek, newly installed bathroom
- Generous overall plot
- Driveway & garage
- 4 bedrooms / 2 reception rooms
- Impeccably presented throughout
- Superb landscaped garden
- 1202 SQFT

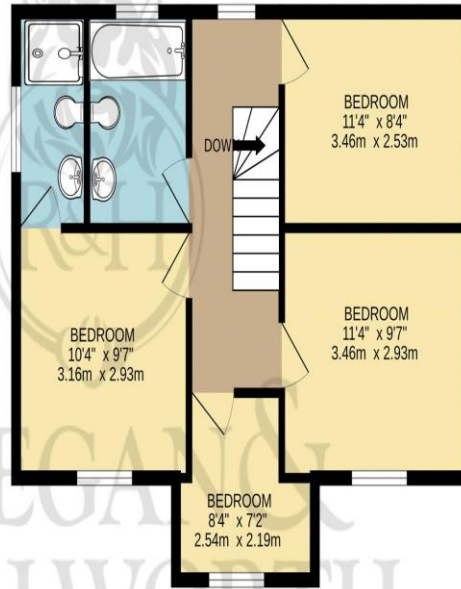
Brimming with eye-catching kerb appeal & occupying what is comfortably one of the best plots on this hugely popular modern development - this impressive, executive detached family home has benefited from numerous recent enhancements & simply must be viewed to be fully appreciated. Offering fantastic value for money for today's busy market, the property is enviably positioned right on the start of the development & sits on a large overall plot, with the plot extending to both sides & therefore offering the possibility of extensions. Internally, the home is impeccably presented throughout, with a fresh, light colour scheme & quality of finish that means clients can simply move in and start unpacking. Set across two floors, the property in brief comprises; a hallway with wc / cloaks, stunning main lounge with feature media wall that incorporates a contemporary inset Evonic fireplace & French Doors that open out onto the garden. There is a dining room plus a modern fitted kitchen & utility room. Upstairs, there are four bedrooms, with an en-suite to the master, plus a luxury, newly installed & fully tiled principal bathroom suite. Externally, the plot extends to both sides of the property. The main garden itself is just off the lounge & is private, mature & enclosed, comprising a superb concrete imprint patio area for sitting out, plus a lawn & fixed pergola with lighting and electricity, flagged patio, plus newly built shed. To the front is a driveway which leads through to a garage with power & lighting. Furthermore, the home is warmed by gas central heating & the boiler is less than 2 years old. The property boasts Hive heating & CCTV cameras too. Locally the property boasts all the convenience of being just a stone's throw into the centre of Hindley itself & access to the various schools, amenities, shops and train station. The picturesque Low Hall Nature reserve is just a short walk away, as are other pretty trails and scenic paths. Viewings are highly recommended on this superb detached family home.



GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



2ND FLOOR
159 sq.ft. (14.8 sq.m.) approx.

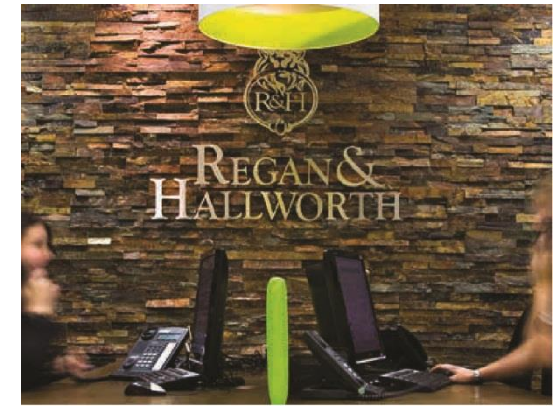


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TOTAL FLOOR AREA : 1202 sq.ft. (111.6 sq.m.) approx.

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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