

**FOR SALE**

21, Softrush Park, Wigan, WN6 0WJ





## 21, Softrush Park, Wigan, WN6 0WJ

*Sleek and stylish 3 bed contemporary home with sunny south-west facing gardens.*

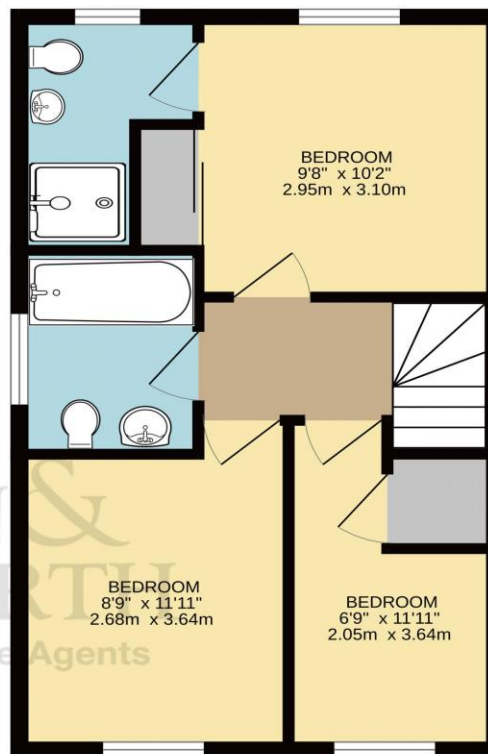
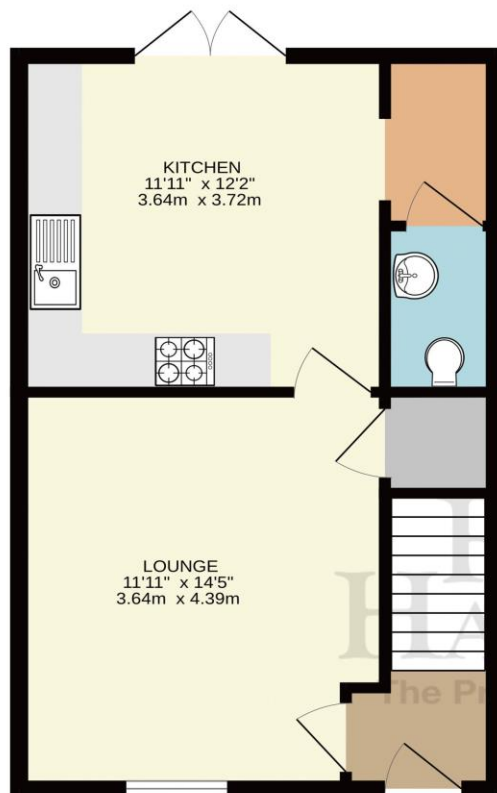


- Modern 3 bed semi-detached
- Good sized sunny gardens
- Ensuite & robes to master bed
- 7 yrs NHBC guarantee
- Sleek and stylish interior
- Private driveway
- Prime residential development
- 826 SQ.FT.

Discover your dream home nestled in a highly sought-after development, ideally situated for Standish village and the M6 motorway. We are delighted to present this sleek and stylish modern three-bedroom semi-detached house, boasting one of the finest plots available for its type. Constructed by the esteemed 'Bloor Homes,' this property features a finish and specification that surpasses the standard three-bedroom semi. The current owners have meticulously cared for and maintained the house, ensuring it is immaculately presented throughout. As expected from a contemporary new build, the house is exceptionally well-insulated, warmed by efficient gas central heating, and benefits from double glazing, resulting in a highly energy-efficient and low-cost home. The accommodation comprises an inviting hallway, a comfortable lounge, and a spacious open-plan kitchen diner with French doors that open to a sunny rear garden. Additionally, there is a utility area and a convenient ground floor WC. Upstairs, you will find three bedrooms, including two doubles and a single, plus a family bathroom. The master bedroom is complemented by an ensuite shower room and fitted wardrobes, while the third bedroom also features a fitted wardrobe/storage space. Externally, this property stands out with its enviable plot. It includes a generously sized driveway and a larger rear garden that enjoys a sunny south-westerly aspect. This exceptional home combines modern living with a prime location, making it a truly desirable offering.







TOTAL FLOOR AREA : 825 sq.ft. (76.7 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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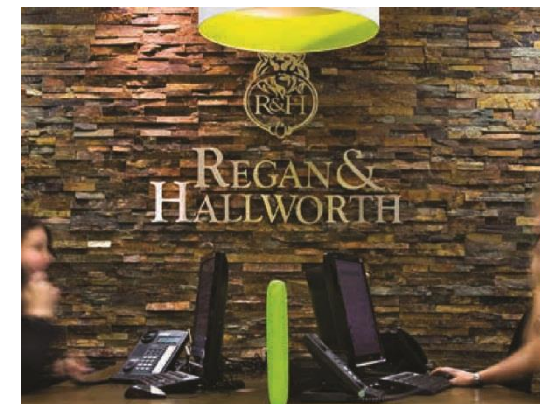
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LR Finance

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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