

FOR SALE

2, Tarrant Close, Winstanley, WN3 6HR

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



2, Tarrant Close, Winstanley, WN3 6HR

Stylish & significantly extended semi-detached home with additional driveway & ample parking



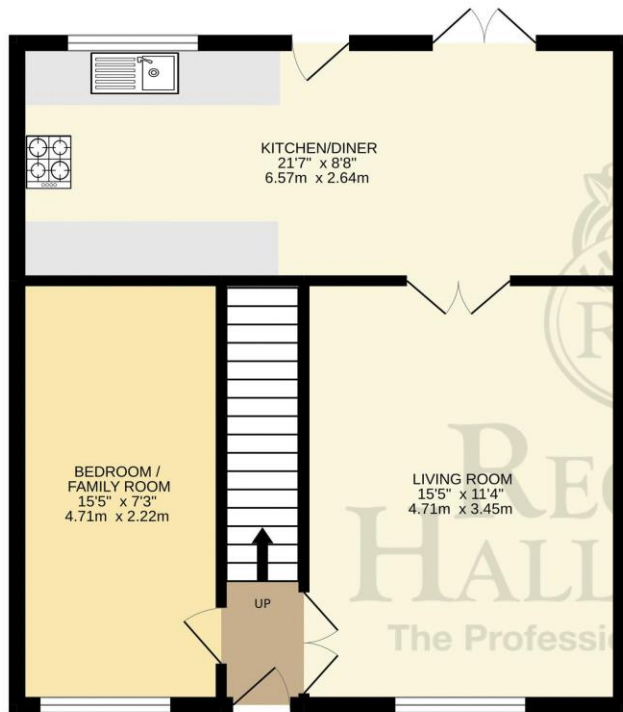
- Stunning semi-detached home
- Full width extension to the side
- Large open plan kitchen diner
- Lots of off road parking
- 3 bedrooms / 2 reception rooms
- Ideal family home
- Additional driveway to front
- 864 SQFT

Enviably set back from the road & benefiting from a garage extension that has not only added to the overall floorspace of this stunning family home but much improved the layout - this exceptional semi-detached property has undergone considerable change from its original design and simply must be viewed to be fully appreciated. Set across two floors and totalling 864 square feet of living space, the home boasts light contemporary interiors & a very family-friendly layout that in brief comprises; a main entrance hallway, a superb main lounge with new feature wall & inset fireplace, plus Oak French Doors that lead into the kitchen. The stunning fitted kitchen diner is 21ft wide & is finished with spot lighting & access out onto the garden. A second reception room provides flexible options - from a second lounge, possible ground floor 4th bed or useful home office. Upstairs, a trendy new oak & glass staircase leads to three good sized bedrooms & a modern principal bathroom suite. Externally the size and quality of plot here are another key feature of the home - the rear has been landscaped and comprises raised borders & a patio area for sitting out. To the front there is a large driveway for ample off road parking, with an additional section for parking between the main drive and the road. The property rests close to Winstanley's numerous shops, amenities and excellent schools. Early viewings are essential to appreciate the quality of home on offer.

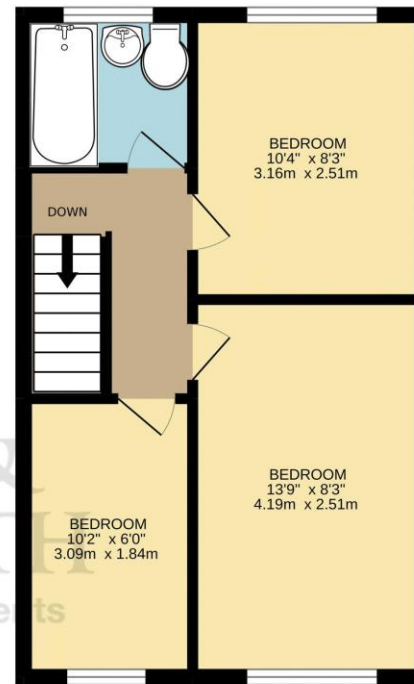




GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 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.
Made with Metropix ©2022



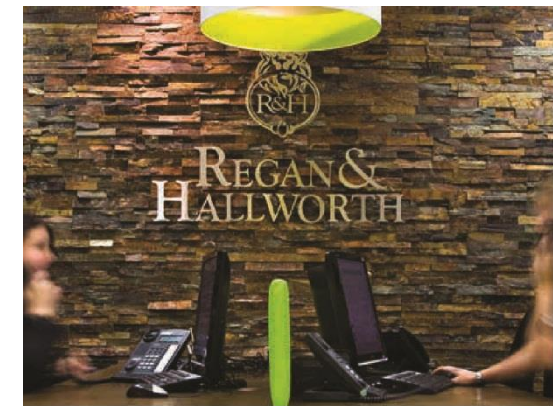
rightmove

OnTheMarket.com

The Property Ombudsman

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.



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

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com