

**FOR SALE**

8, Melrose Drive, Winstanley , WN3 6ER

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

ESTD  
1996





## 8, Melrose Drive, Winstanley , WN3 6ER

*Spacious semi-detached home with substantial detached garage & no chain delay.*



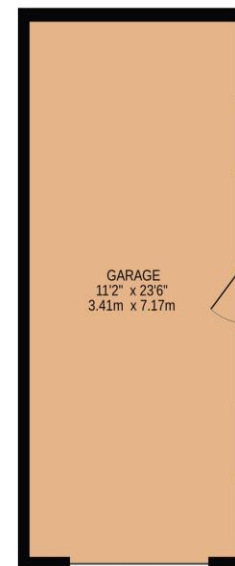
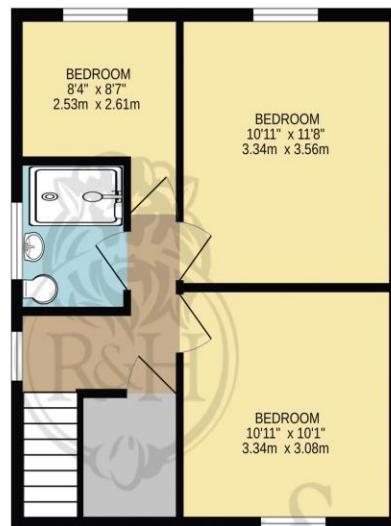
- Well appointed semi-detached home
- Generous amount of floorspace
- Larger than average garage
- Available chain free
- 3 bedrooms / 2 reception rooms
- Highly prized residential location
- Sunny rear garden
- 1212 SQFT

Enviably positioned on a quiet residential area of Winstanley & within easy reach of the M6 motorway, numerous amenities & various outstanding schools - this impressive semi-detached home is located on the highly prized Melrose Drive & is fully available with the added benefit of no chain delay. Set across two floors and boasting a particularly spacious detached garage too, the home totals a very generous 1212 square feet of living space. Ideal then for a growing family, the property in brief comprises; a welcoming entrance hallway with wc / cloaks, a large main lounge to the front with feature fireplace, a rear dining room plus conservatory. There is a modern style fitted kitchen which could easily be knocked through to create a more contemporary open plan design, should clients wish. Upstairs, there are three bedrooms good sized bedrooms plus a stylish principal shower room. Externally, the home sits on an excellent overall plot with the rear being private and notably low maintenance. To the front is a resin driveway that provides ample off road parking & leads through to a very large detached brick garage which has power, lighting & the potential to be utilised as a garden office. Early viewings are highly recommended on this excellent semi-detached home. No chain delay.









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TOTAL FLOOR AREA : 1212 sq.ft. (112.6 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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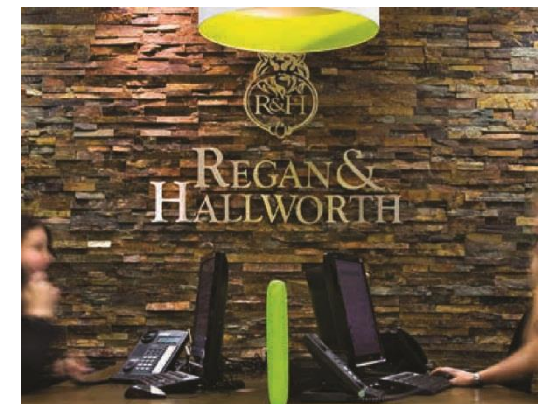
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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