

FOR SALE

23, Westbourne Close, Ince, WN3 4JE

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

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1996



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Luxury detached family home presented to the highest of standards throughout.

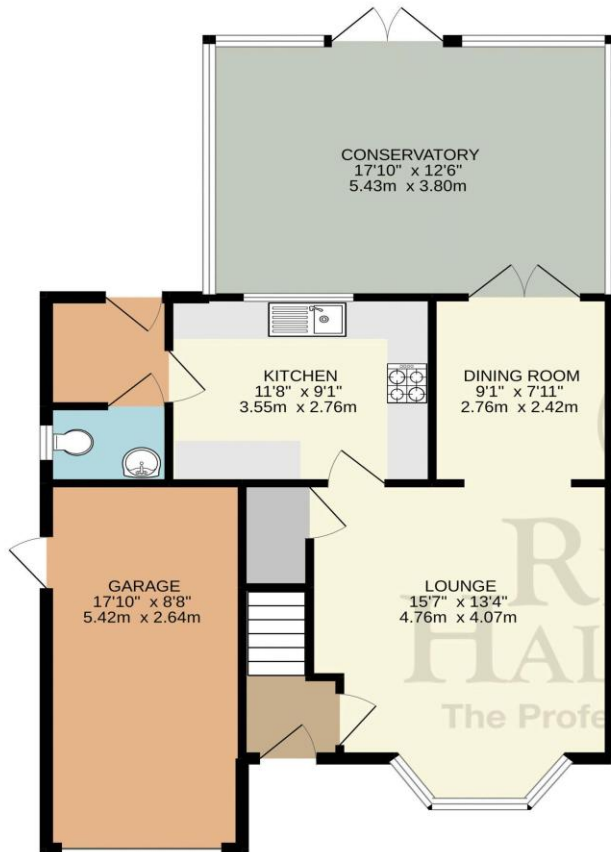


- Luxury detached family home
- Sleek, high spec interiors
- Spa hot tub with timber Gazebo
- Close to amenities and transport links
- 4 bedrooms / 2 reception rooms
- Family bathroom / en-suite
- Gardens / driveway / integral garage
- 1391 SQFT

Tucked away at the bottom of a quiet little cul-de-sac, this stunning detached family home has been renovated both inside and out to an incredibly high standard. Exceptionally finished and boasting numerous improvements & alterations that have combined to create a truly impressive family home - this stylish, executive detached property offers a generous 1391 square feet of sleek, contemporary living space plus a fully landscaped garden offering luxury outdoor living space that requires viewing to be fully appreciated. Over the years the home has undergone considerable change from its original design, with no money spared, to create a level of finish & design that will undoubtedly prove popular with modern buyers' tastes. In brief the property comprises; a hallway, a stunning front lounge with feature media wall & contemporary inset fire plus quality shutter blinds (which are fitted throughout the house), a dining room with access into the spacious glass roof conservatory which boasts a Bluetooth speaker system. The stylish fitted kitchen boasts smart new flooring & a range of integrated appliances, beyond which is a useful utility room & superb wc / cloaks. Upstairs there are four good sized bedrooms, three of which have fitted robes, with an ensuite to master & a principal bathroom suite. The front of the house is brimming with instant kerb appeal thanks to the landscaped garden & double tarmac driveway leading to an internal garage. To the rear, the luxury garden is notably low maintenance & features an extensive Indian Stone patio area for sitting out, a raised artificial lawn plus a spa hot tub with timber Gazebo. Early viewings are highly recommended to appreciate the quality of home on offer.



GROUND FLOOR
836 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1391 sq.ft. (129.3 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.
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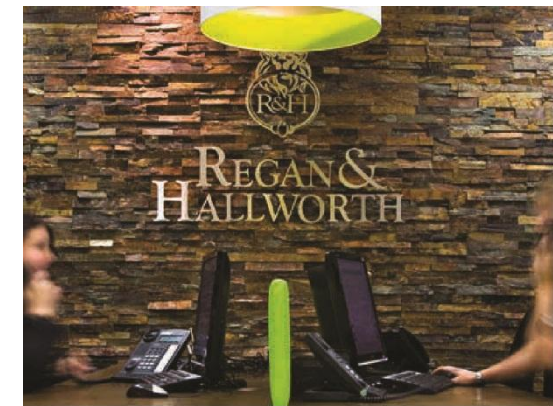
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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