

FOR SALE

17, Hazelwood Road, Whitley , WN1 2PE

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Superb detached family home on prominent corner plot position with no chain delay.

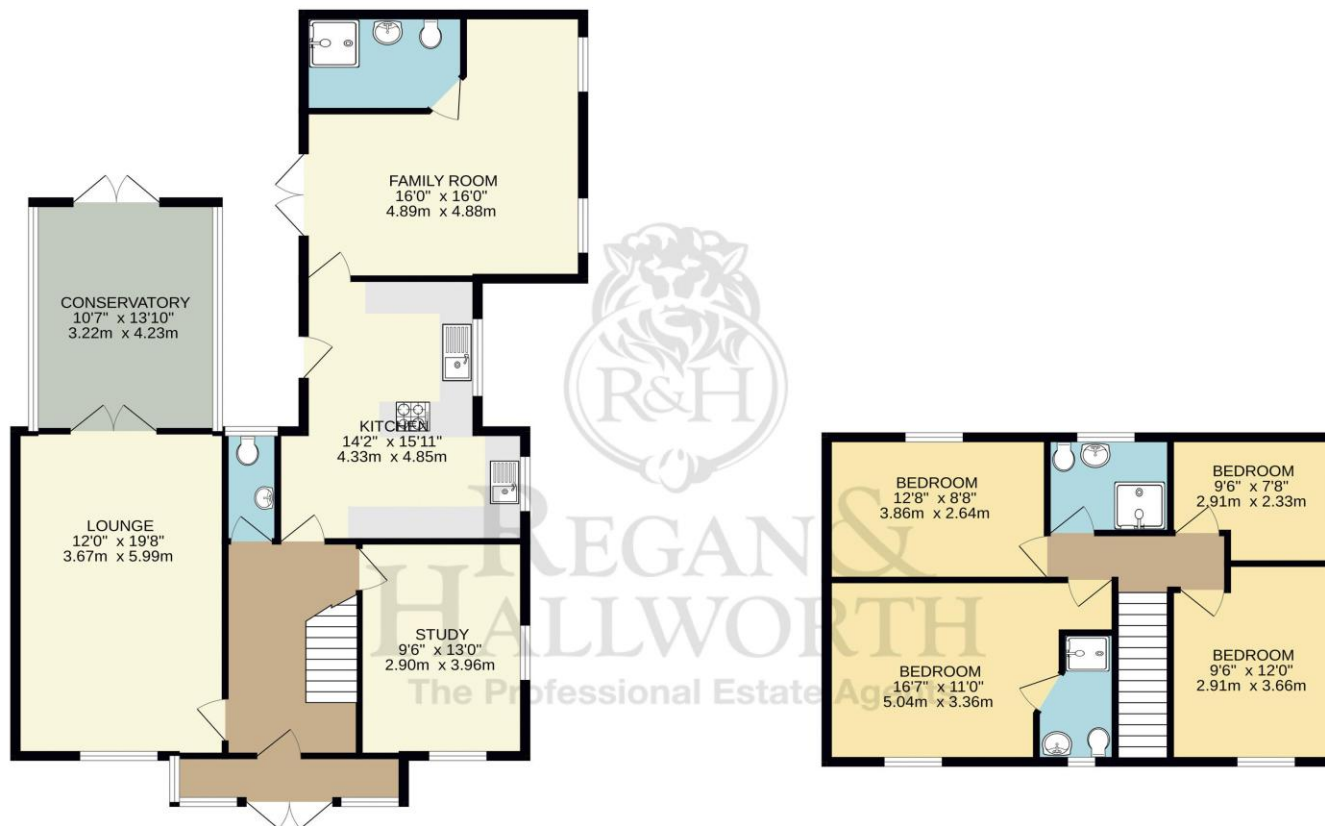


- Superb detached family home
- Prominent corner plot position
- Stunning open plan kitchen
- Available chain free
- 4 bedrooms / 2 reception rooms
- Highly coveted development
- Newly installed boiler
- 1683 SQFT

Enviably located on the highly sought after Hazelwood Road, where properties seldom come on the open market & occupying a superb corner plot position - this hugely impressive detached family home is brimming with instant kerb appeal & is offered to the market with the added benefit of no chain delay. Internally the home has been significantly altered & boasts a superb rear (double) garage conversion with en-suite wet-room, making it perfect as a possible annexe-style living arrangement / place to run a business from. The property itself is set across two floors & totals a very sizeable 1683 square feet of living space, making it much larger than other 4 beds in the area. The condition too is also excellent, with the home beautifully presented from top to bottom and in brief comprising; a generous front porch & welcoming entrance hallway with wc / cloaks, a beautiful 20ft main lounge with access into a Upvc conservatory, a separate dining room / home office, the sleek, high spec fitted kitchen with breakfast bar, granite tops and quality flooring, plus access into the spacious double garage conversion which has French Doors leading out onto the garden & would be perfect for a range of uses. Upstairs there are four bedrooms, all of which benefit from fitted units, with an en-suite to the master plus a sleek, high spec principal wet-room. Externally, the plot here is another key feature of the home, with property occupying a lovely & impressively landscaped corner position. The gardens are all fully low maintenance with the rear being private & finished with synthetic lawns. To the side is a sizeable driveway providing ample off road parking. Locally the property conveniently sits just a short walk to the outstanding Wood Field Primary School & the area's numerous amenities, shops and eateries plus the picturesque Haigh Hall Plantations. Early viewings are highly essential on this superb detached family home. No chain delay.







TOTAL FLOOR AREA : 1683 sq.ft. (156.4 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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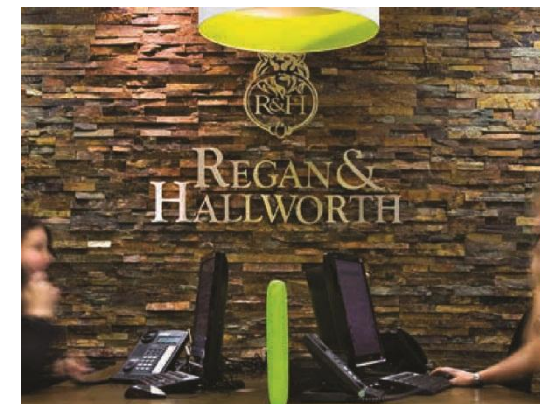
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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