

FOR SALE

5, Narborough Close, Hindley Green, WN2 4SY

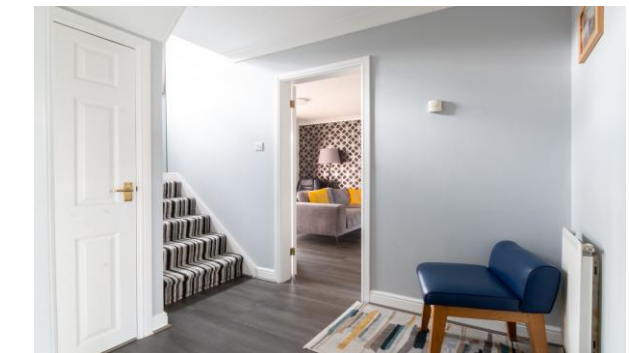


**REGAN &
HALLWORTH**
The Professional Estate & Letting Agents



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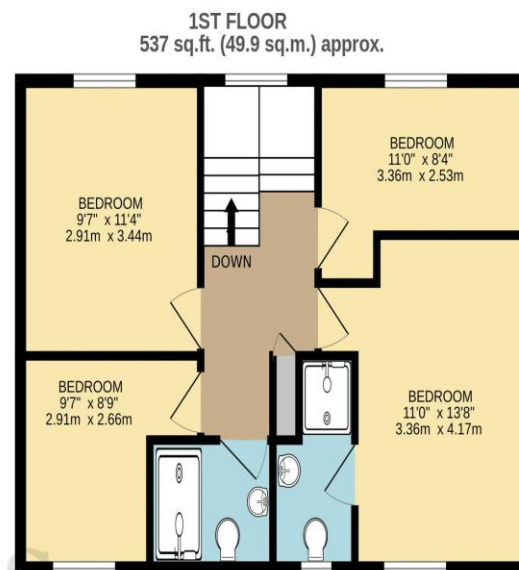
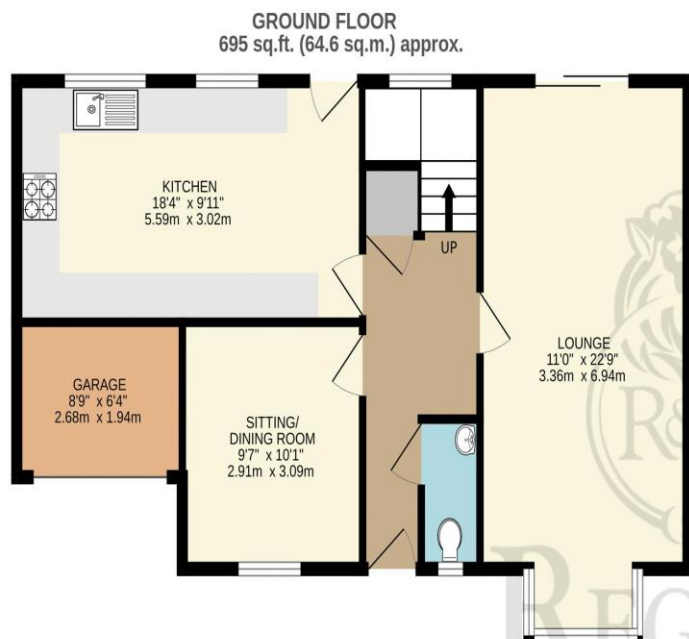
A superb detached family home with wonderful south facing plot.



- Detached 4 bed family home
- Large garden plot
- Off road parking for 5 cars
- South facing rear garden
- Peaceful & private cul-de-sac
- Recently updated bathrooms
- Stylish kitchen diner
- 1233 SQ.FT. / Freehold

Enviably tucked away in a prime corner position within Narborough Close, this executive detached family home boasts a commanding plot and impeccably maintained gardens that set it apart. Offering considerable frontage and exceptional privacy, the property spans two floors and features light-filled, contemporary interiors. The ground floor begins with an inviting hallway and a convenient WC/cloakroom. The heart of the home is the generously sized 22ft main lounge, complete with patio doors that lead to the rear garden. Additionally, there's a versatile home office or sitting room, and a stunning breakfast kitchen diner, thoughtfully opened up to include high-quality Neff integrated appliances, stylish low-spot lighting, and a smart breakfast bar. Upstairs, the property provides four well-proportioned bedrooms, two of which are enhanced by fitted units. The master suite includes an en-suite bathroom, while a sleek family shower room, featuring a modern walk-in shower installed just 2-3 years ago, serves the remaining bedrooms. Externally, the gardens surrounding the home extend to the front, side, and rear. These spaces are spacious, beautifully landscaped, and benefit from a south-facing orientation that ensures sunshine throughout the day. The rear garden offers potential for future extensions to the side or rear, subject to client preferences. At the front, the property includes ample off-road parking via a wide driveway and an integral workshop. There is also scope for a detached garage at the front, subject to planning permission. Located in Hindley's esteemed and tranquil Narborough Close development, this property combines an enviable position with superb features. Early viewings are strongly advised to appreciate its full charm and potential.

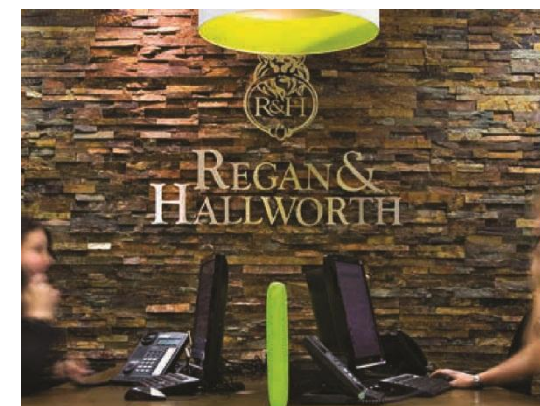




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TOTAL FLOOR AREA : 1233 sq.ft. (114.5 sq.m.) approx.

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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