

FOR SALE

50, Fairman Drive, Hindley, WN2 2RT

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



50, Fairman Drive, Hindley, WN2 2RT

Superb detached family home in highly prized location offering 1024 SQFT of space.



- Spacious detached family home
- Impressive amount of floorspace
- Stunning landscaped garden
- Close to train station
- 3 bedrooms / 2 reception rooms
- Beautifully presented throughout
- Highly prized cul-de-sac setting
- 1024 SQFT

Offering excellent presentation throughout & totalling a sizeable 1024 square feet of well planned living space - this large 3 bed detached family home not only represents fantastic value for money, it is positioned on one of the area's most highly prized estates. Fairman Drive is a hugely sought after, modern cul-de-sac located just off Ladies Lane in Hindley. Conveniently positioned on the north westerly side of Hindley, next to Aspull - this spot is always popular with buyers as Hindley Train station is a mere 500 metre walk away, whilst the M61 motorway is just 3.6 miles in the car. Furthermore, the town centre's shops and amenities are a short walk away. This particular style of 3 bed boasts unusually large bedrooms (because of the integral garage) & is arranged over two floors - comprising in brief of; porch, spacious principal lounge, ground floor wc / cloaks, superb open plan fitted kitchen diner with French Doors leading out onto the rear garden. Upstairs there are three double bedrooms with an en-suite plus fitted wardrobes to the master bedroom and a modern family bathroom suite. Externally, the rear enclosed garden is notably private and has been stunningly landscaped & comprises a large porcelain patio area with quality raised synthetic lawn & new fencing, making it perfect for entertaining or for families to enjoy. The rear also faces west & therefore benefits from lots of afternoon sun. To the front is a concrete imprint driveway with off road parking & access to the integral garage. Early viewings are highly recommended on this stunning family home.







TOTAL FLOOR AREA : 1024 sq.ft. (95.2 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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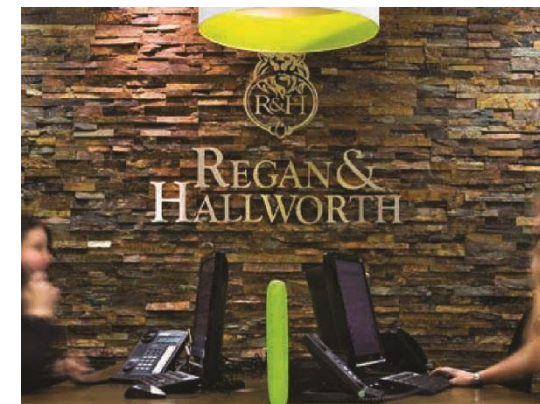
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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