

FOR SALE

71, Crowther Drive, Winstanley, WN3 6LY

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



71, Crowther Drive, Winstanley , WN3 6LY

Exceptional four bed, three story, end-townhouse home located on a popular development in Winstanley



- Exceptional end-townhouse style home
- Open plan kitchen / dining room
- Family bathroom and en-suite
- Close to amenities and transport links
- Superb sized reception room
- Four great sized bedrooms
- Large gardens / parking for 4 cars
- 1210 SQ. FT.

Located on a popular modern development is the Winstanley area of Wigan sits this impressive, four bed, three story end townhouse home. Crowther Drive has been finished to an exceptional standard throughout and boasts just over 1200 square feet of spacious accommodation making this an ideal property for the growing family. Situated along a quiet road the property boasts excellent access to a range of local amenities, public transport links, outstanding schools for all ages and is just a short drive to several major motorway networks.

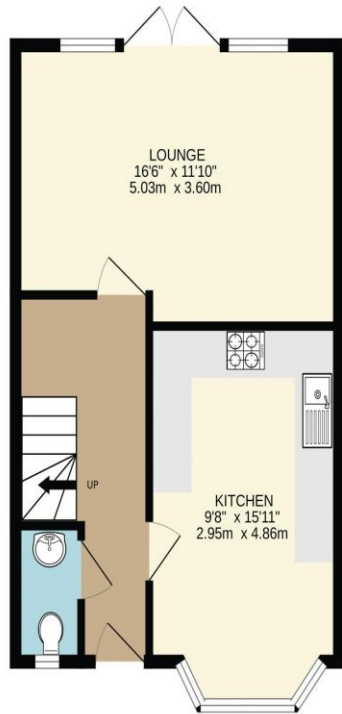
In brief the properties accommodation comprises of entrance hallway, cloak room wc, open plan kitchen / dining room located to the front with the kitchen offering a range of wall, base and drawer units along with some appliances and space for dining. Located to the rear of the property is the formal lounge / sitting room with patio doors leading out onto the landscaped rear gardens. Up on the first floor there are two large double bedrooms, one to the front and the other to the rear, a third single bedroom which is currently being used as a dressing room and then a modern family bathroom with shower over bath. Stairs from the landing lead up to the fourth and master bedroom which is a large double with fitted wardrobes and a modern fitted en-suite comprising of shower, wc and sink unit.

Externally to the front there is a large driveway providing off road parking for at least two cars, there is an additional parking area to the rear which two more off road allocated parking spaces. The rear garden is both private and secure and has been tastefully landscaped offering a range of mature plants and shrubs along with a detached bar / summer house which could be used as a home office. Internal inspection is highly recommended to truly appreciate the properties size, its outstanding finish and its amazing location.

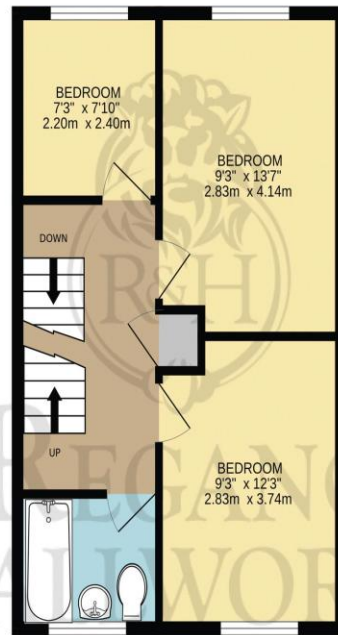




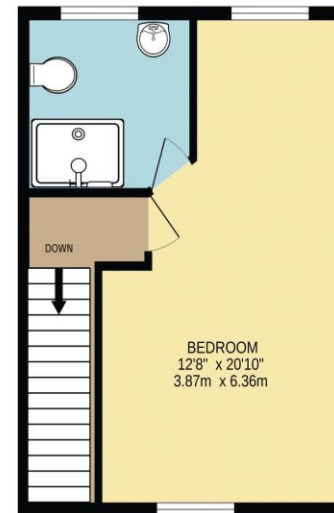
GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



2ND FLOOR
344 sq.ft. (32.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1210 sq.ft. (112.4 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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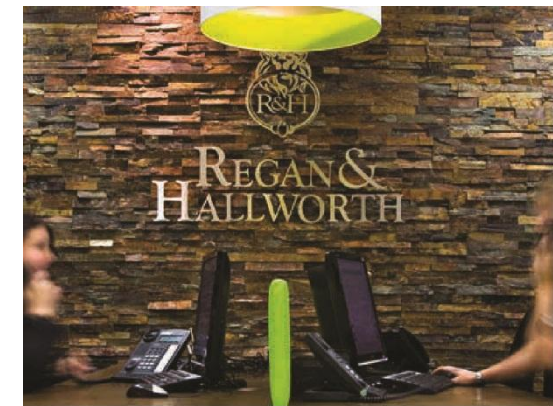
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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