

Plot 10 Rectory Gardens , Chapel Lane , New Springs , WN2 1ET



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A sleek, contemporary new build development finished to the highest of standards



- Stunning new-build development
- En-suite to the master
- Stylish, fitted kitchen
- NHBC & Help to Buy approved
- 3 bedrooms / 1 reception room
- High spec finish
- Sleek, contemporary facade
- 861 SQFT

Rectory Gardens is an exciting new development comprising a range of smart, contemporary new build homes located just off the highly sought after Cale Lane in New Springs. Offering a mix of semi-detached homes & townhouses, the development will consist of just 10 units finished to the highest of standards throughout, meaning clients should act quickly to avoid disappointment.

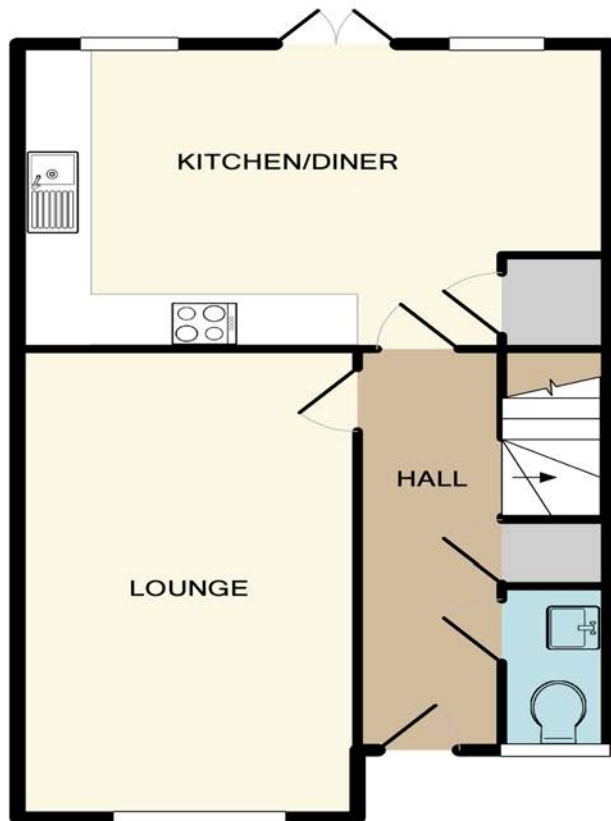
The properties are being brought to the market by Lawrence Barrie Homes, who use cutting edge contractors that have been successfully building houses since the 1980s. Enjoying considerable kerb appeal, these sleek, modern styles are defined by their eye-catching glass facades & contemporary look. The internal finishes too will be equally impressive & notably high, with much more attention to detail than commonly found with the national builders. Ideal for first time buyers, both styles are a generous 861 square feet in size, which is much larger than other similarly priced new homes in the area and each style will comprise; an internal hallway, main front lounge & stylish modern kitchen diner with French Doors that lead out onto the rear gardens. Upstairs, there are three bedrooms, with en-suites to the master bedroom & a beautiful principal bathroom suite.

Off road parking & generous gardens are as standard with each plot too, plus the homes will have NHBC guarantees & are available on the government Help to Buy scheme. Locally the setting here really is superb & hard to beat, with the busy town of Wigan being just 1.7 miles away & the picturesque Haigh Hall Country Park just 1.2 miles, plus the M61 a short 3.5 mile drive away. The Leeds-Liverpool Canal is a mere stone's throw & offers lots of pretty towpaths and trails through local countryside. Early inspection is essential, please contact the Wigan Office for more information on this exciting new development.

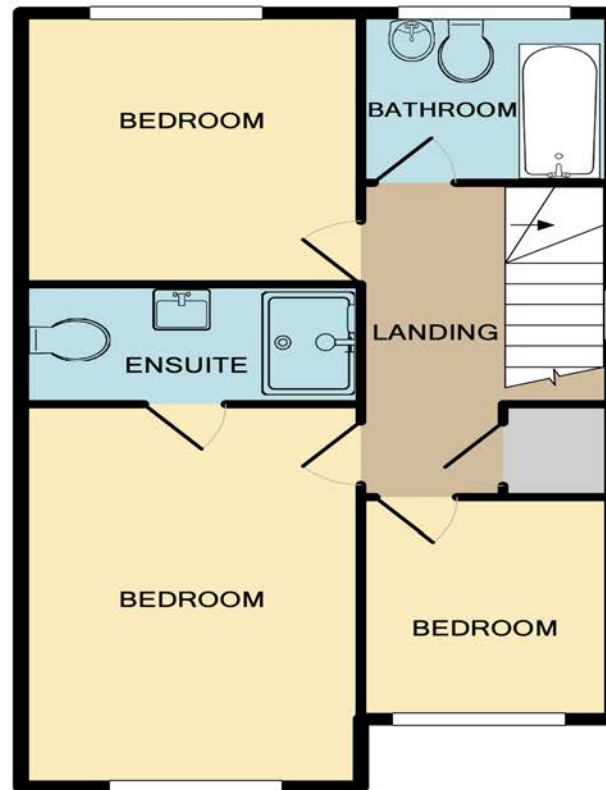




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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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