

FOR SALE

153, Alder Lane, Hindley Green, WN2 4ET

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

 ESTD
1996



153, Alder Lane, Hindley Green, WN2 4ET

Stunning executive detached family home offering almost 2000 SQFT of living space.



- Stunning executive detached home
- Exceptionally well presented throughout
- Highly prized setting
- Sunny south facing aspect
- 4 bedrooms / 3 reception rooms
- Astonishing amount of floorspace
- Beautiful landscaped garden
- 1934 SQFT

Resting on a substantial overall plot & benefiting from lots of eye catching kerb appeal - this imposing executive detached family home is presented to the highest of standards throughout & totals a very generous 1934 square feet of light, contemporary living space that simply must be viewed to be fully appreciated. Enviably positioned along the highly prized Alder Lane in the popular area of Hindley Green & enjoying pleasant aspects to both the front & the rear, internally the home is set across two floors and would be ideal for a growing family in need of generous living space & a turn-key property. In brief comprising; a welcoming entrance hallway off which is a wc / cloaks, a large main lounge with feature log burner, a rear dining room plus access into the generous rear conservatory with insulated roof & log burner. There is a useful study / home office plus a stunning fitted kitchen with granite worktops, breakfast bar & a range of quality integrated appliances. Beyond the kitchen is a useful utility room. Upstairs, there are four good sized bedrooms with the master bed benefitting from a contemporary en-suite & stylish fitted wardrobes plus there is a sleek, 4-piece principal family bathroom.

Externally the home sits on an impressive plot, with gardens to both the front and the rear. The rear is mature, notably private & because of the south facing aspect, it enjoys sun all afternoon. There is a patio area for sitting out plus a pretty summer house too. There is a generous double driveway to the front with parking for numerous vehicles & access into the double garage (which itself has potential to be converted). Viewings are highly recommended on this stunning family home. FREEHOLD. Council Tax Band E.





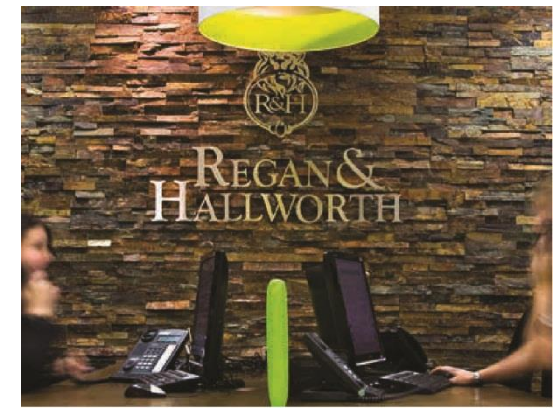


TOTAL FLOOR AREA : 1934 sq.ft. (179.7 sq.m.) approx.

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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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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