

**FOR SALE**

20, Forres Grove, Garswood, WN4 0SY

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

ESTD  
1996



## 20, Forres Grove, Garswood, WN4 0SY

Extended and modernised three bed family home that is essential viewing for any family looking for a spacious home with excellent entertaining space

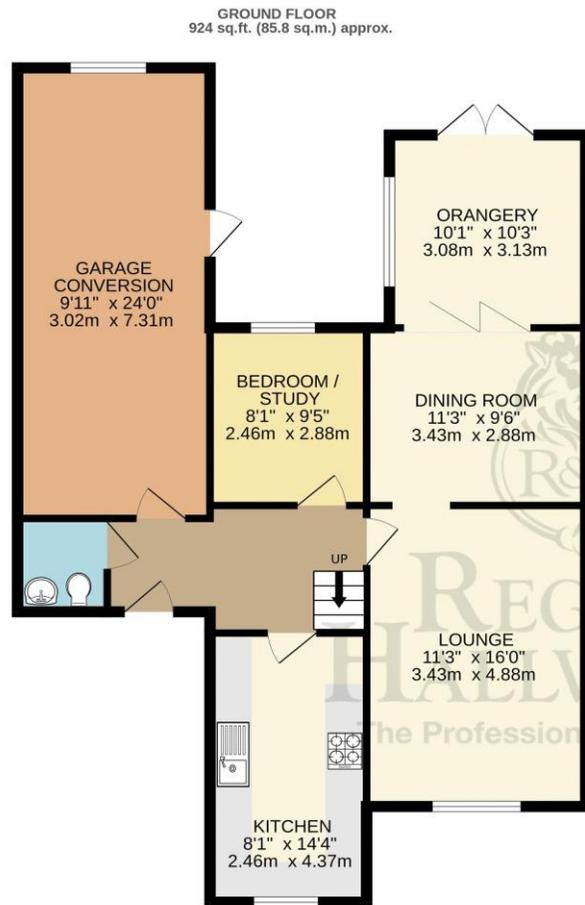


- Extended 3 bed semi-detached house
- Remodelled ground floor
- Hallway & converted garage with bar
- Sleek and stylish orangery
- Lounge & Dining room
- Family bathroom & 2 separate WC's
- Driveway & fully enclosed garden
- 1431 SQ.FT.

Extended, remodelled, and comprehensively modernised to a high standard, this distinctive and generously proportioned three-bedroom semi-detached family home must be viewed to be fully appreciated. Occupying a substantial footprint and offering an impressive 1,431 square feet of internal accommodation, the property provides an exceptional level of ground-floor living and entertaining space. A newly created front entrance opens into a welcoming hallway, which gives access to a converted garage now serving as valuable ancillary accommodation, complete with a fitted bar and seating area ideal for socialising and entertaining. The ground floor also benefits from a highly versatile bedroom or home office, a cloakroom/WC, and a formal dining room featuring oak bi-fold doors that open seamlessly into a stylish glass-roof orangery. The orangery, in turn, enjoys views over and direct access to the private rear garden, creating a wonderful flow between indoor and outdoor living. Further ground-floor accommodation includes a comfortable lounge with a feature fireplace and a modern fitted kitchen with breakfast bar and a range of integrated appliances, completing this flexible and well-balanced layout. To the first floor are two spacious double bedrooms positioned to the front and rear respectively, along with a family bathroom fitted with both a separate bath and shower. A separate WC with wash basin provides additional practicality for family living. Externally, the property offers gardens to both the front and rear, together with a driveway providing off-road parking. The rear garden is a particular highlight, attractively landscaped with a combination of stone and decked patio areas. Designed with low maintenance and outdoor living in mind, it enjoys a good degree of privacy and is not directly overlooked, making it ideal for relaxing and entertaining alike. The property is situated in a highly sought-after residential location, popular with families and commuters alike. A local railway station is within comfortable walking distance, while excellent road links are close at hand, with the motorway network and the A580 East Lancashire Road accessible in under ten minutes by car, providing convenient connections to surrounding towns and cities.





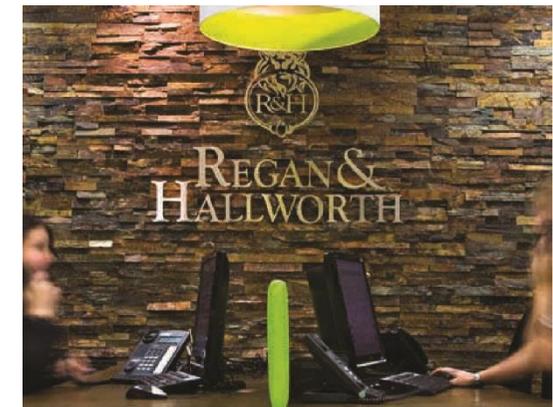


TOTAL FLOOR AREA : 1431 sq.ft. (132.9 sq.m.) approx.

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 is given 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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