

FOR SALE

5, Sandpiper Road, Highfield, WN3 6AX

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



5, Sandpiper Road, Highfield, WN3 6AX

Stunning semi-detached starter home located on one of Highfield's most sought after roads.



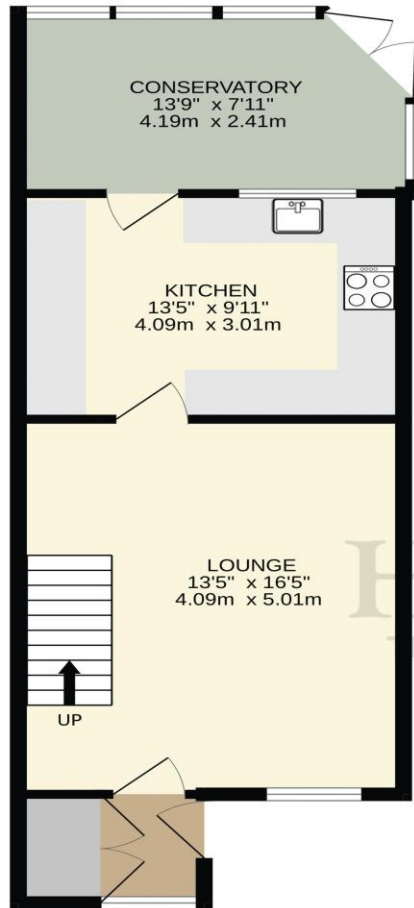
- Stunning semi-detached home
- Perfect for young family / first time buyer
- Highly prized residential setting
- Viewings essential
- 3 bedrooms / 1 reception room
- Smart, modern finish throughout
- Low maintenance rear garden
- 839 SQFT

Enviably positioned along the highly prized Sandpiper Road in a peaceful area of Highfield and brimming with instant eye-catching kerb appeal - this smart, well presented starter home has undergone considerable change over recent years, with the result being a superbly finished living space that must be viewed to be fully appreciated. Perfect then, for any young families or first time buyers that are looking to get onto the property ladder, the home in brief comprises; a front porch, beautiful main lounge with stylish porcelain tiled floor, with the stunning modern kitchen at the rear. The kitchen itself boasts a range of integrated appliances, low spot & plinth lighting plus access into the rear conservatory which has views of the garden. Upstairs, there are three bedrooms, plus a high spec, fully tiled principal shower room. Externally, the home boasts a lovely rear garden which has been beautifully landscaped & is finished with a decked patio area & a low maintenance synthetic lawn. To the front is a generous driveway that provides ample off road parking. Locally, the property is conveniently positioned close to numerous amenities including Robin Park, Wigan & Pemberton Town Centre, plus Pemberton Train Station & some highly acclaimed schools. Viewings are essential on this wonderful family home.

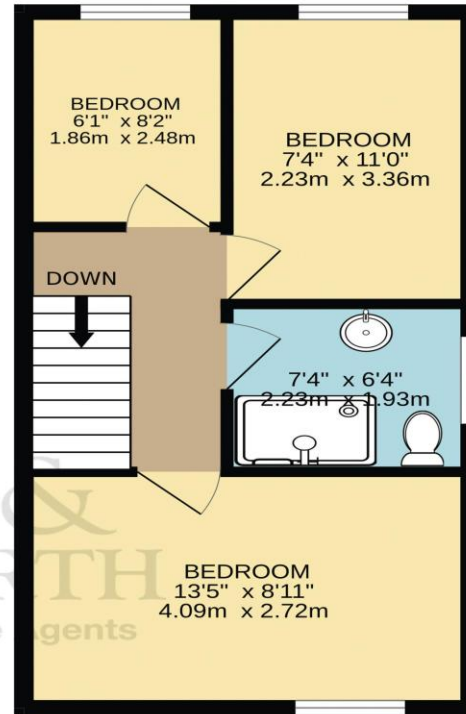




GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (78.0 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 endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.
Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further 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 for you.

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