

FOR SALE

16, Ancroft Drive, Hindley, WN2 3ST

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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16, Ancroft Drive, Hindley, WN2 3ST

A hidden gem on a superb corner plot with woodland aspects.



- Prime corner position
- Recently updated stylish lounge
- Generous gardens with patio & bar
- High-quality flooring & light fittings
- Woodland & parkland aspects
- Stunning open plan breakfast kitchen
- Two stylish bathrooms & WC
- 1,100 SQ.FT. internal living space

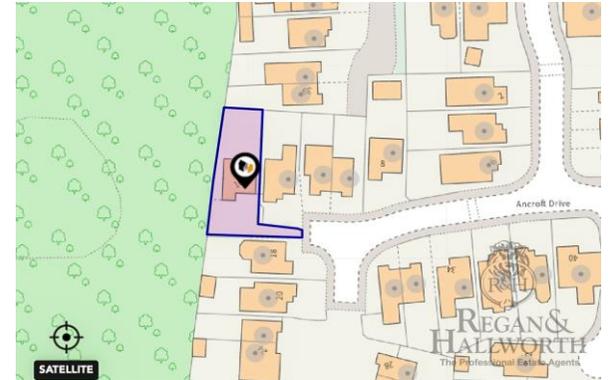
Tucked away in the corner of a highly sought-after close, this beautifully presented four-bedroom detached home enjoys a prime plot with woodland and parkland to the side and rear — offering privacy, greenery and a rare sense of space.

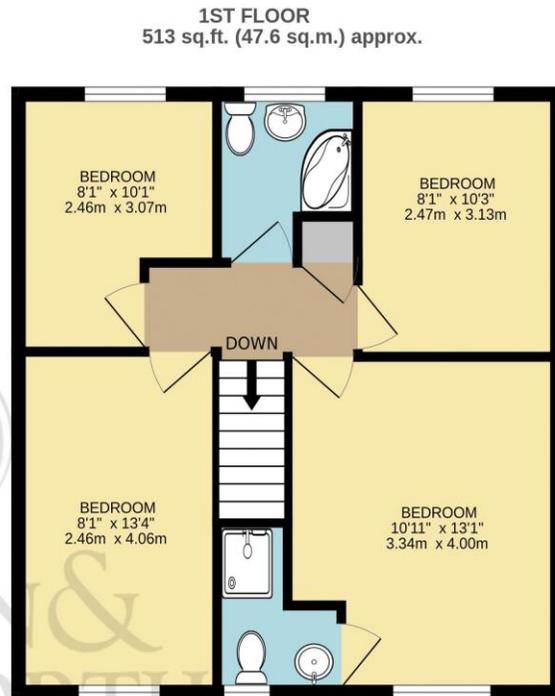
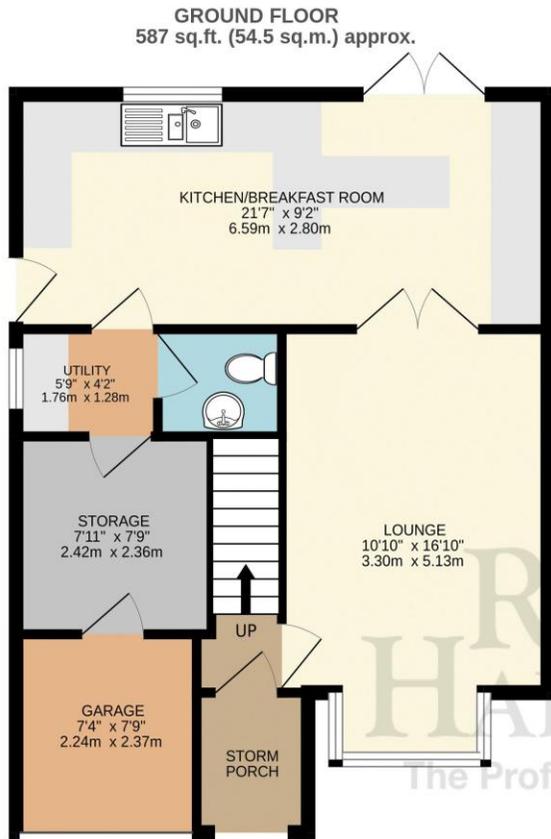
Extending to approximately 1,100 square feet, it perfectly balances style and practicality for modern family living. Inside has been enhanced by high-quality flooring and elegant light fittings. A stylishly presented lounge with bay window and sleek double doors lead to a modern open-plan kitchen diner with integrated appliances features a suspended ceiling with spotlighting and a breakfast / entertaining bar — ideal for everyday living and hosting. French doors open onto the garden, while a utility room and downstairs WC complete the ground floor. Upstairs offers four well-proportioned bedrooms, including a principal bedroom with en-suite, plus a contemporary family bathroom.

Outside the rear garden is designed for entertaining, with patio and decking areas and a garden bar creating the perfect social space. A driveway and garage provide ample off-road parking for up to 5-6 cars with access to a garage and storeroom.

Situated in the ever-popular area of Hindley, the home is within catchment for well-regarded schools whilst the town centre is close at hand with a supermarket, bars and a medical centre nearby. For outdoor enthusiasts, Borsdane Wood offers beautiful ancient woodland walks, while Leyland Park and Hindley Leisure Centre provide further recreational options. Golfers will also appreciate proximity to Hindley Hall Golf Club. Commuters benefit from Hindley railway station with direct services to Manchester and Southport, alongside convenient road links via the A58, A577 and M61.

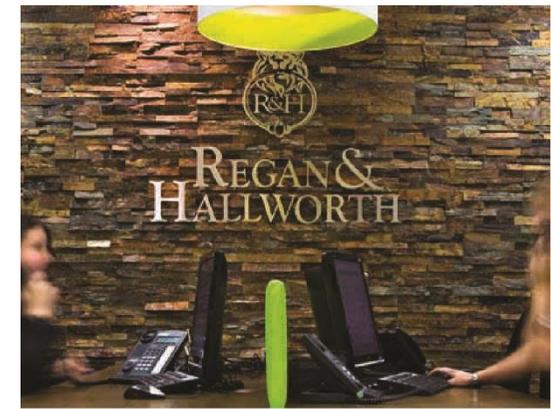






TOTAL FLOOR AREA : 1100 sq.ft. (102.2 sq.m.) approx.

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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