

FOR SALE

22, Skyes Crescent, Winstanley, WN3 6HU

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



## 22, Skyes Crescent, Winstanley, WN3 6HU

*Impressive three bed detached family home located in Winstanley.*



- Impressive, detached family home
- Modern well equipped fitted kitchen
- Family bathroom and en-suite
- Close to schools and amenities
- Excellent sized reception rooms
- Three great sized bedrooms
- Large driveway / garage and gardens
- 974 SQ. FT.

This is a superb opportunity to purchase a beautifully presented detached family home on a popular modern development in Winstanley. Finished to a high standard throughout, Skyes Crescent offers stylish, move-in-ready accommodation ideal for a growing family or a first-time buyer looking for extra space. The property is ideally placed for a wide range of local amenities, highly regarded schools, excellent public transport links, and offers easy access to major motorway networks for commuting.

The accommodation is beautifully arranged over two floors and briefly comprises a welcoming entrance hallway, and a spacious front lounge that opens seamlessly into a dedicated dining room. From here, double doors lead into a large conservatory, which in turn opens onto a private patio area. Completing the ground floor is a newly fitted modern kitchen boasting an excellent range of wall, base, and drawer units alongside selected appliances, with convenient access to a separate utility room and a ground floor guest WC. Up on the first floor, there are two generous double bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. There is a further good-sized single bedroom and a contemporary family bathroom suite.

Externally, the property stands out with a large double driveway leading to an integral garage and a well-kept front lawn. To the rear, there is a private, fully enclosed garden featuring a patio area and a neat lawn—perfect for outdoor entertaining. Early viewing is highly recommended to fully appreciate the size, immaculate condition, and excellent location of this impressive home.







TOTAL FLOOR AREA : 974 sq.ft. (90.5 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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