

FOR SALE

48, Findley Cook Road, Highfield, WN3 6GJ



48, Findley Cook Road, Highfield, WN3 6GJ

Impressive four bed semi-detached family home sat on a large corner plot.



- Impressive semi-detached family home
- Open plan fitted kitchen / dining
- Family bathroom and en-suite
- Close to schools and amenities
- Modern and spacious accommodation
- Four great sized bedrooms
- Gardens / driveway / garage
- 1248 SQ. FT.

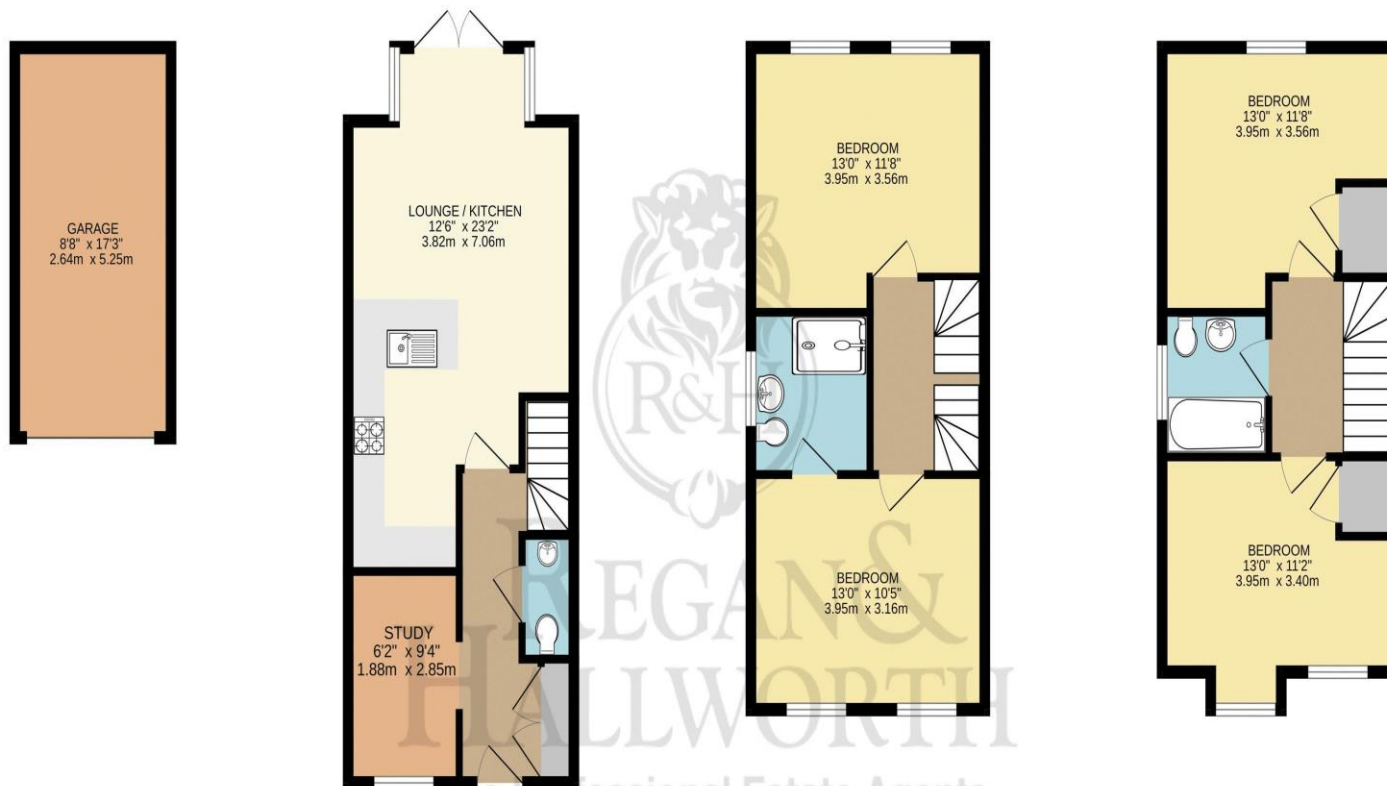
A fantastic opportunity to purchase an impressive home on a modern, highly desirable development in Wigan's Highfield area. Set on a generous corner plot on Findley Cook Road, this beautifully presented three-storey home has been finished to an excellent standard throughout. The property is conveniently positioned close to local amenities, Wigan town centre, public transport links including the train station, well-regarded schools, and major motorway networks.

The entrance hallway leads to a large storage cupboard, cloakroom/WC, and spacious office/study. To the rear, doors open into a stylish open-plan kitchen and dining area, with the kitchen featuring a range of wall, base, and drawer units plus integrated appliances. Beyond this is a formal lounge with bay-fronted double doors opening onto the gardens. The first-floor landing serves a modern family bathroom with WC, sink unit, and shower, as well as a large front-facing double bedroom. A second generous double bedroom is positioned to the rear and is currently used as an additional sitting room, featuring an impressive media wall. The second floor offers a central landing, a further family bathroom with WC, sink unit, and bath with a shower over, plus two additional large double bedrooms to the front and rear.

Outside, the home benefits from a front garden, enclosed generous rear garden, garage, and off-road parking. Early internal viewing is highly recommended to appreciate the property's size, quality finish, and superb location.







TOTAL FLOOR AREA : 1284 sq.ft. (119.3 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.
Made with Metropix ©2023



WIGAN OFFICE

10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street,
Standish, WN6 OHL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road,
Parbold, WN8 7NU
01257 464644
parbold@reganandhallworth.com



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.



@reganhallworth



Regan & Hallworth



@reganandhallworth



@reganhallworth

www.reganandhallworth.com