

FOR SALE

100, Melrose Drive, Winstanley, WN3 6EG

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



## 100, Melrose Drive, Winstanley, WN3 6EG

*Stylish, fully renovated detached family home with substantial rear garden.*



- Stunning, fully renovated home
- Impeccably presented throughout
- Ideal family home
- Driveway & attached garage
- 4 bedrooms / 2 reception rooms
- Stylish fitted kitchen diner
- Generous rear plot
- 1208 SQFT

Offering superb internal presentation throughout & a generous 1208 square feet of impeccable living space - this impressively sized & well-presented family home is located on one of Winstanley's most popular settings. Melrose Drive itself is a lovely, established setting that rests conveniently close to the area's shops, various amenities, motorway links, plus highly acclaimed schools.

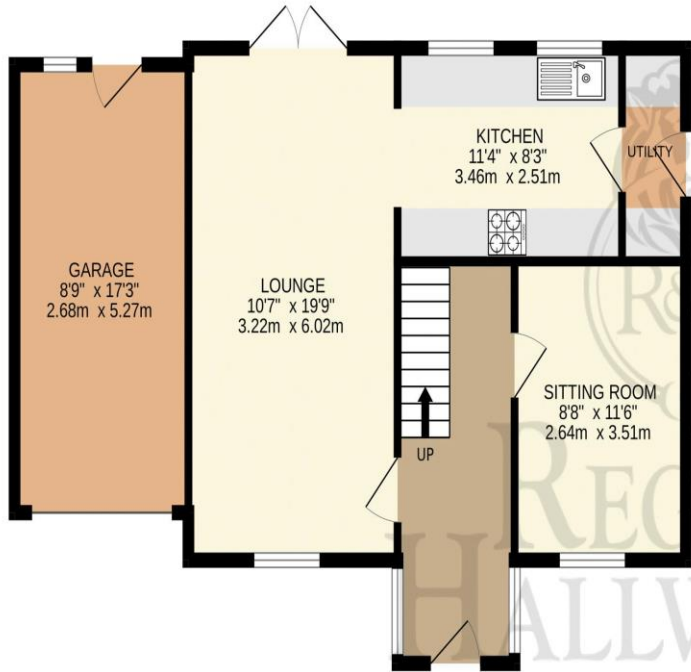
Number 100 Melrose Drive was bought by the current owners & completely renovated throughout. Pretty much everything here has been replaced or renewed, with fresh plaster, a partial rewire, new radiators, windows and external doors all complimented by a sleek new fitted kitchen & superb, fully tiled bathrooms. The result is a turn-key home that is ideal for a family & in brief comprises; a hallway, snug / possible home office, main front lounge with French Doors which flows into the impressive, fitted kitchen which is finished with a range of integrated appliances & has access into a useful utility room. Upstairs, there are four bedrooms, plus the smart en-suite & principal bathroom.

Externally, the plot here is a key feature of the home with the really impressive rear garden being notably large & perfect for a large extension (should clients wish & subject to necessary planning permission). To the front, the home is brimming with kerb appeal courtesy of the fresh new render, plus there is also a driveway which leads through to an attached garage. Early viewings are highly recommended.

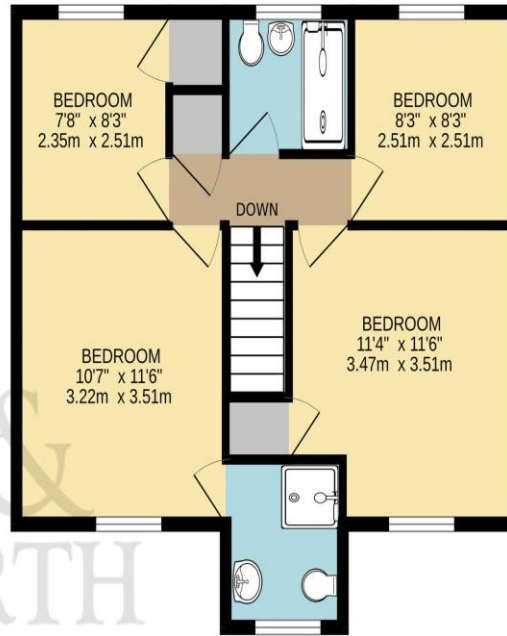




**GROUND FLOOR**  
680 sq.ft. (63.2 sq.m.) approx.



**1ST FLOOR**  
528 sq.ft. (49.1 sq.m.) approx.



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**TOTAL FLOOR AREA : 1208 sq.ft. (112.2 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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**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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