

FOR SALE

21, Chancery Close, Newtown, WN5 0AT

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



21, Chancery Close, Newtown, WN5 0AT

Stunning end townhouse with larger than average plot & tucked-away position.



- Stunning end townhouse
- Beautifully presented throughout
- Much larger than average plot
- Close to shops / amenities
- 3 bedrooms / 1 reception room
- Quiet, corner position
- Sunny, landscaped garden
- 815 SQFT

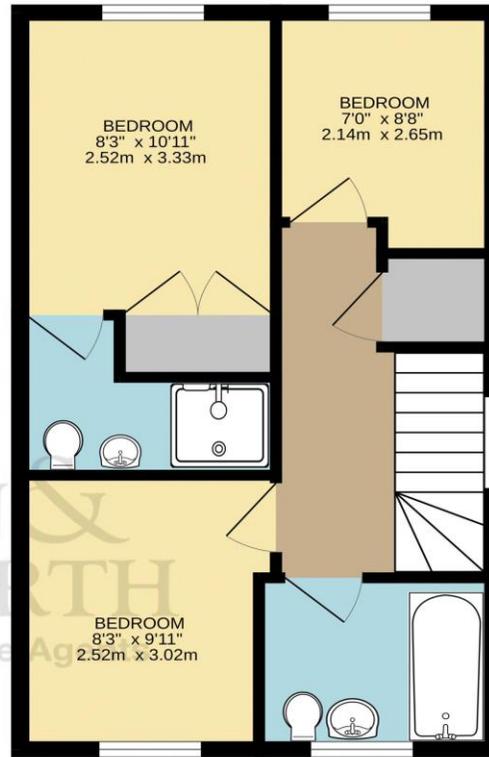
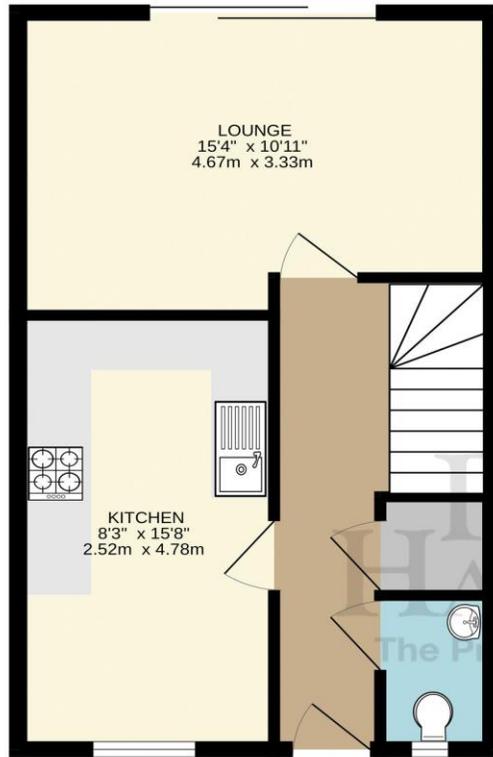
Enviably located on a smart, modern development, this stylish & eye-catching end townhouse is the ideal purchase for any first time buyers looking for the perfect turn-key property that they can just move into and start unpacking. Occupying a choice position right in the corner of the close & as a result benefitting from additional parking to the front, plus a double width plot to the rear & side.

Internally, the home is stunningly presented throughout, with the decor light & contemporary & in brief comprising; an entrance hallway, ground floor wc / cloaks, a spacious open plan living room with patio doors that open out onto the rear garden, plus a stunning fitted kitchen kitchen to the front which boasts a range of integrated appliances, polished porcelain tiled floor & low spot lighting. Upstairs there are three good sized bedrooms, with an en-suite to the master bed & a sleek, principal bathroom suite.

Externally the property enjoys a private & generous corner plot position, with a rear garden boasting a beautiful Indian Stone patio area for sitting out & enjoying the sunny south-westerly facing aspect. The plot is a real key feature of the property, offering much more space than other similarly priced homes on the development, with additional room to the side too should clients wish to potentially extend / build a garden office / garage. To the front is a driveway providing off road parking with additional parking space too. Chancery Close itself is a quiet little cul-de-sac setting which is part of the highly prized Redrow Development & is ideally positioned for the area's various shops including Robin Park retail centre, plus various amenities and transport links. Early viewings are highly recommended.



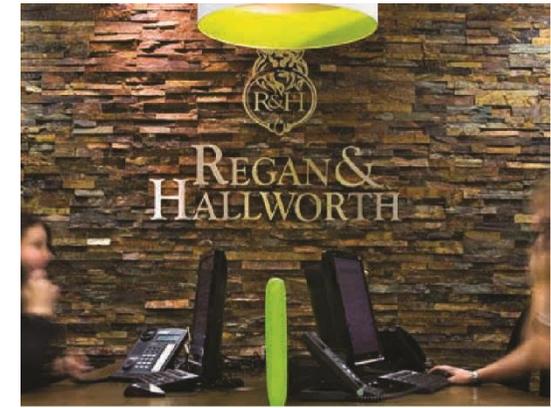




TOTAL FLOOR AREA : 815 sq.ft. (75.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.



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