

**FOR SALE**

9, Castlemere Close, Winstanley, WN3 6NA

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996



## 9, Castlemere Close, Winstanley, WN3 6NA

*Stylish Living in the Heart of Winstanley*



- Spacious semi in heart of Winstanley
- Impressive master created by combining rooms
- Contemporary bathroom & ground floor WC
- Gas central heating & Double glazing
- Originally four bedrooms
- Stylish newly fitted kitchen diner
- Fully landscaped, low-maintenance garden
- 863 SQ.FT.

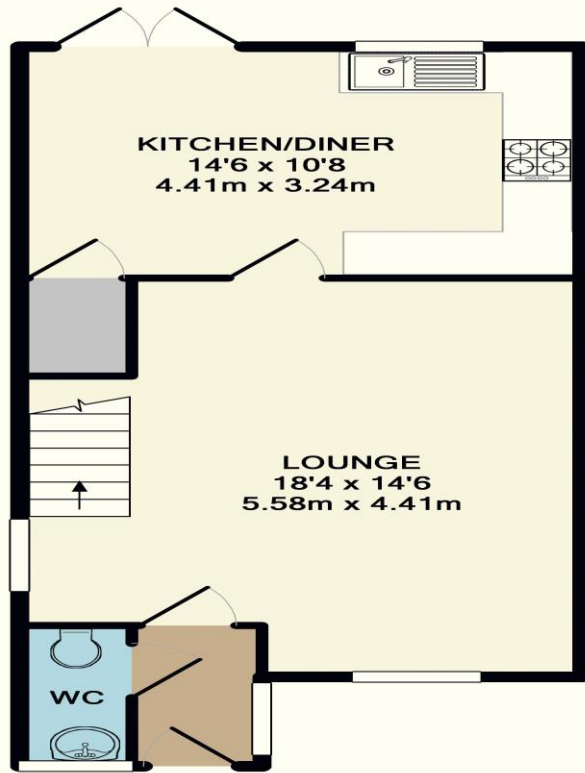
Discover this spacious and superbly presented semi-detached home. Originally a four-bedroom property, the layout upstairs has been thoughtfully reconfigured to create an impressive master suite whilst retaining the flexibility to revert back to its original layout ensuring the home can perfectly adapt to your changing needs. The newly fitted, sleek kitchen diner opens seamlessly onto a fully landscaped, low-maintenance garden, featuring a stunning patio ideal for outdoor entertaining and relaxed living.

Inside, a bright and spacious lounge provides the perfect place to unwind, complemented by a contemporary fully tiled family bathroom and a convenient ground-floor WC. Enhanced by gas central heating and full double glazing, this home offers comfort and style throughout.

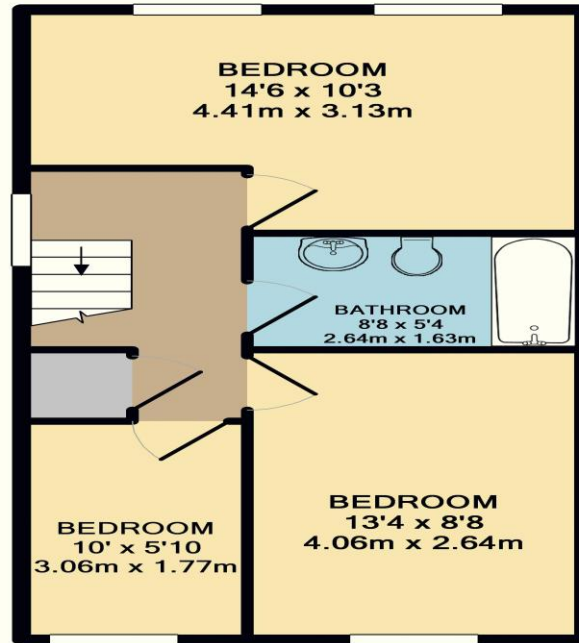
Nestled on a quiet residential street, it enjoys an enviable location in the heart of Winstanley, combining peaceful surroundings with easy access to local amenities. A truly versatile and stylish home designed for modern family living.







GROUND FLOOR  
APPROX. FLOOR  
AREA 444 SQ.FT.  
(41.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 419 SQ.FT.  
(38.9 SQ.M.)

**TOTAL APPROX. FLOOR AREA 863 SQ.FT. (80.2 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.