

FOR SALE

3, Thomas More Gardens, Newtown, WN5 0AP

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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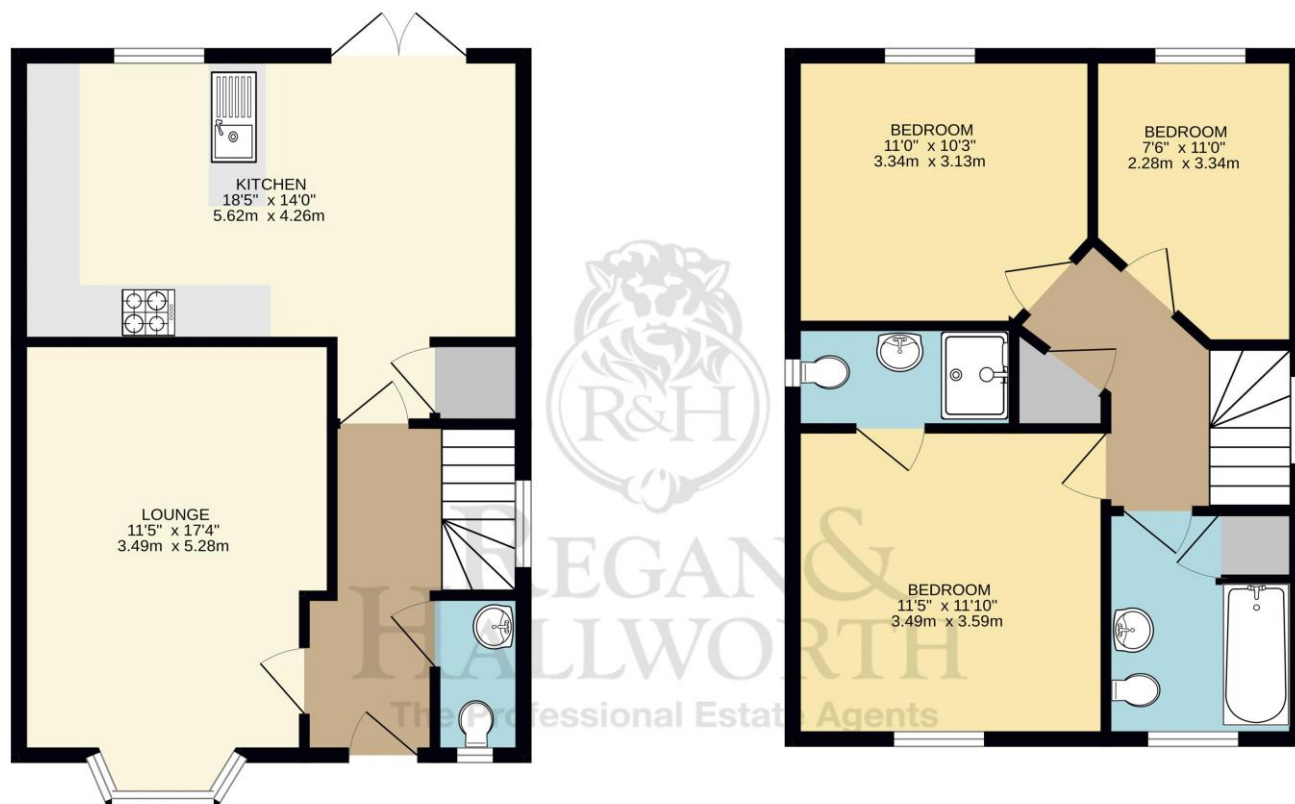
Stunning detached home boasting comfortably the best plot & position on the development.



- Stunning detached family home
- Impeccable show home finish
- Substantial corner plot
- Highly prized modern development
- 3 bedrooms / 1 reception room
- Best plot and position on the close
- Potential to extend to side
- 975 SQFT

Boasting what is comfortably the best spot & plot on the development, this stylish & eye-catching detached home would be the ideal purchase for families looking for the perfect turn-key property that they can just move into and start unpacking. Occupying a choice corner plot position, tucked right in the corner of the development, the home interestingly spans 2 plots (there is no Number 1 Thomas More Gardens) meaning the plot size is particularly large & could accommodate significant extensions, should clients wish. Internally, the condition is show home standard, stunningly presented with the decor light & modern throughout. In brief comprising; an entrance hallway, ground floor wc / cloaks, a spacious living room to the front plus a simply stunning fitted kitchen diner to the rear which boasts a range of integrated appliances, low spot lighting, breakfast bar, polished porcelain tiled floor & French Doors that open out onto the garden. 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 patio areas for sitting out. The extensive gardens are located on three sides and could easily accommodate substantial extensions / a separate dwelling (subject to necessary planning consent). To the front, there is a large driveway providing ample off road parking. Thomas More gardens 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, amenities, transport links & local schools. Early viewings are highly recommended on this stunning detached home.





TOTAL FLOOR AREA : 975 sq.ft. (90.6 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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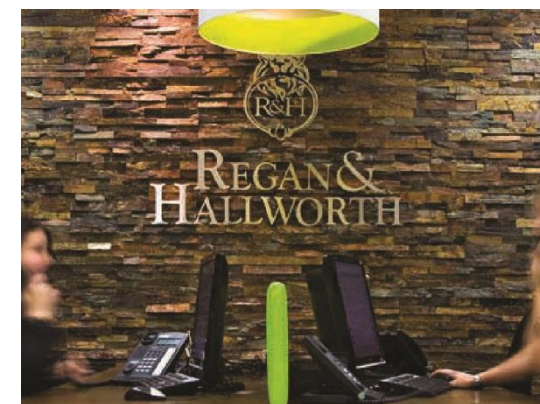
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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