

FOR SALE

11, Charlotte Drive, Highfield, WN3 6BF

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



11, Charlotte Drive, Highfield, WN3 6BF

Exceptional four bed detached family home situated on a modern development in Highfield.



- Superb, detached family home
- Modern kitchen with cooker
- Family bathroom and en-suite
- Close to schools and amenities
- Great sized reception rooms
- Four excellent sized bedrooms
- Large driveway / garage and gardens
- 1216 SQ. FT.

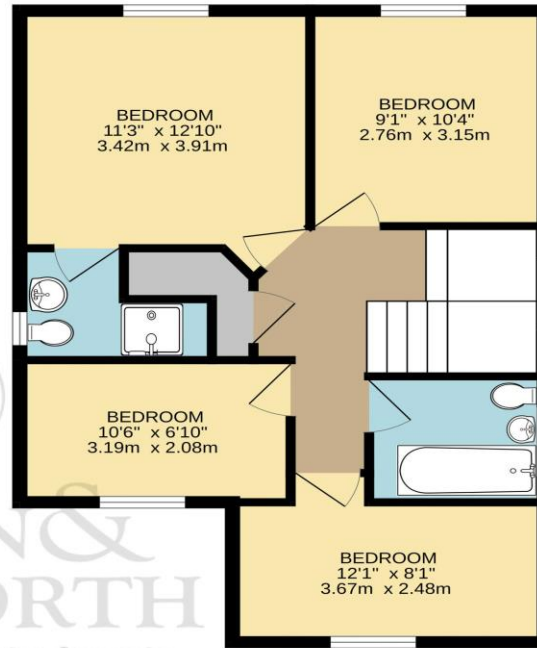
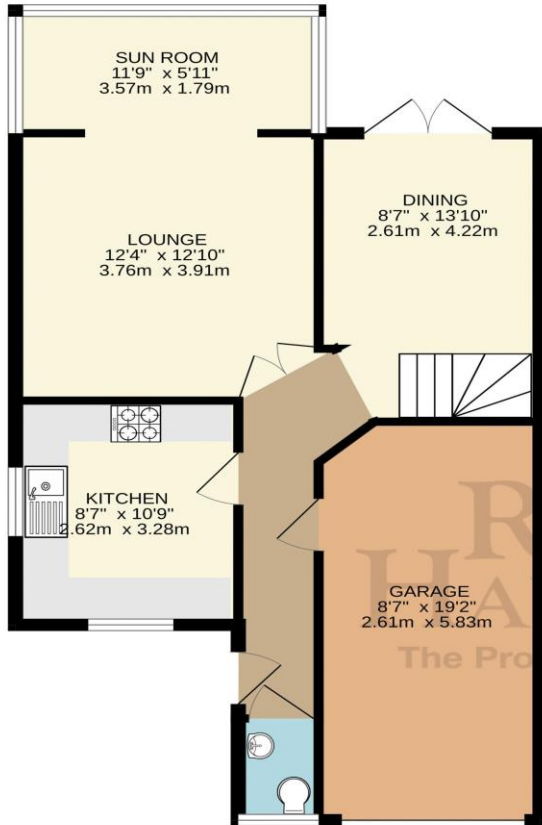
Set on a generous plot within a highly popular modern development in Highfield, Wigan, this impressive four-bedroom detached home offers spacious, versatile accommodation perfectly suited for a growing family. Finished to an exceptional standard throughout, Charlotte Drive enjoys convenient access to local amenities, well-regarded schools for all ages, public transport links, and major motorway networks.

The ground floor accommodation briefly comprises a welcoming entrance hallway, a contemporary cloakroom/WC, and direct internal access to the integral garage, which features a convenient electric door. There is a modern fitted kitchen boasting an excellent range of wall, base, and drawer units alongside selected appliances, and a generous separate dining room with patio doors opening onto the rear. Completing the ground floor is a contemporary formal lounge that flows seamlessly into a lovely, bright garden room. Up on the first floor, the property continues to impress with four well-proportioned bedrooms—all benefiting from quality fitted wardrobes—including a spacious master bedroom with a private en-suite shower room. A modern family bathroom suite serves the remaining bedrooms.

Externally, the front of the property features a large driveway providing ample off-road parking for several vehicles and leading to the integral garage. To the rear sits a private, fully secure garden with a paved patio area, a well-maintained lawn, and beautiful, well-stocked borders. Internal viewing is highly recommended to fully appreciate the property's deceptive size, high-end finish, and excellent location.







TOTAL FLOOR AREA : 1216 sq.ft. (112.9 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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