

**FOR SALE**

8, Monyash View, Hindley, WN2 4NT

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

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## 8, Monyash View, Hindley, WN2 4NT

*Stunning, renovated detached home with inspiring open plan living kitchen.*



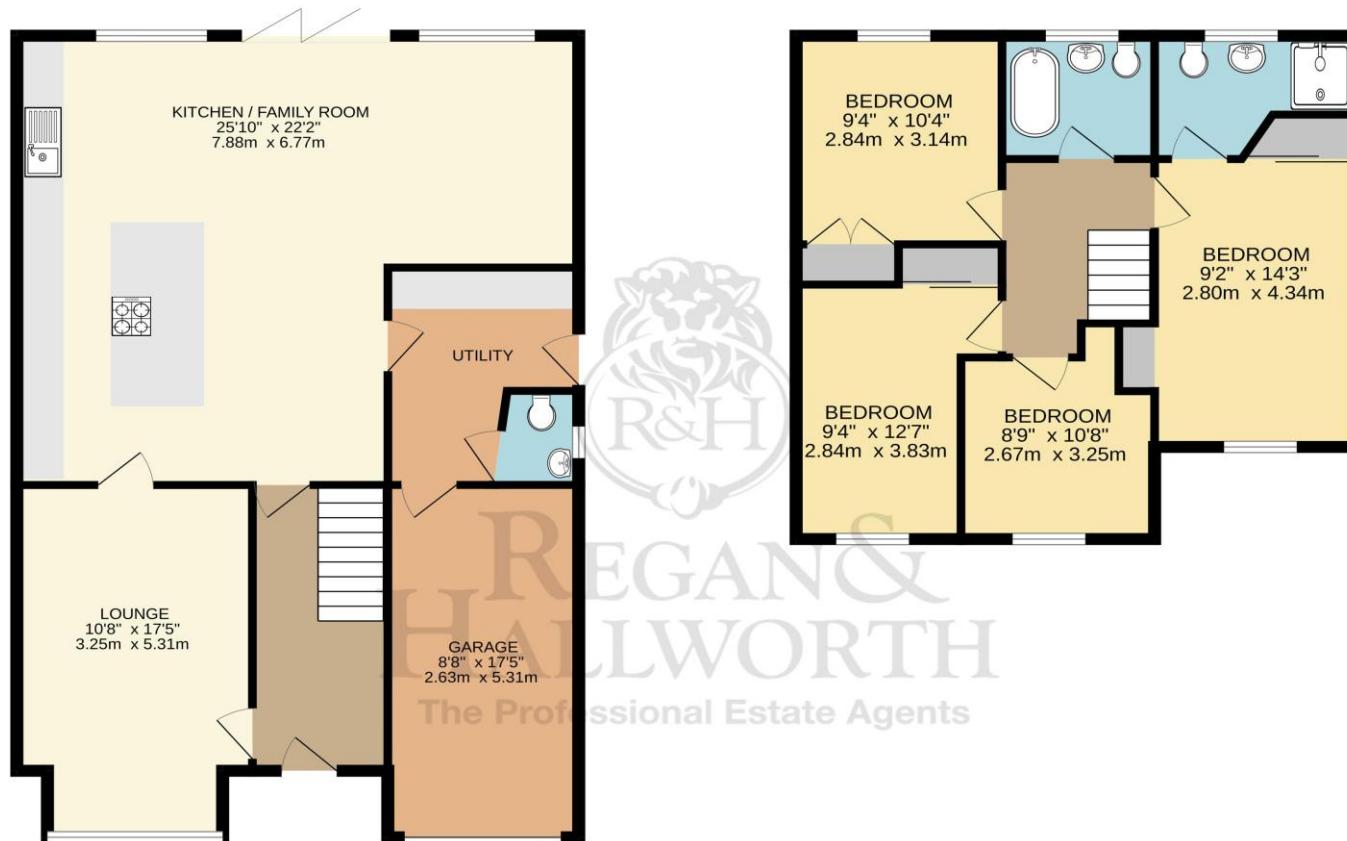
- Stunning detached family home
- Immaculately presented throughout
- Large full width vaulted ceiling extension
- Quiet cul-de-sac setting
- 4 bedrooms / 2 reception rooms
- Sleek, high spec kitchen diner
- Luxury family bathroom
- 1567 SQFT

Brimming with immediate eye-catching kerb appeal & offering sleek, high spec interiors - this immaculately maintained, stylish four bed detached family home offers a generous 1567 square feet of living space that has been significantly enhanced & cleverly remodelled making it ideal for any growing families seeking a home they can simply move straight into. The property is enviably tucked away on the quiet & highly sought after Monyash View, just off Askwith Road in Hindley Green & enjoys excellent access to transport links, local shops, schools, train station plus numerous eateries - properties rarely stay on the market here long & so early inspection is essential. Internally the condition throughout is excellent, with the floor space much improved by the addition of a stunning, full-width vaulted ceiling extension & complete opening up the rear of the home, creating a stylish open plan kitchen diner / living area. The ground floor in brief comprises; a main entrance hallway, a front lounge with contemporary inset fire & access into the stunning open plan kitchen diner & useful utility room with wc / cloaks. The kitchen itself measures 25ft x 22ft & is finished with a large central island unit, quartz worktops, a range of quality integrated appliances including an induction hob, two ovens, an instant hot water tap and a wine cooler. The extension is finished with smart Velux windows, bi-folding doors that bathe the space in lots of natural light plus a contemporary log burner in the corner. Upstairs there are four beautiful bedrooms, with an exceptional en-suite to the master plus a similarly impressive high spec principal bathroom suite too. Externally the property enjoys a sunny, westerly facing aspect to the rear plus more privacy than is common on modern style estates. The gardens are maintained & finished with a mix of Indian Stone paving, a decked patio area for sitting out plus a low maintenance synthetic lawn & stocked borders. To the front is a generous driveway providing ample off-road parking with the home also enjoying a pleasant position overlooking a small green. Viewings are essential.









TOTAL FLOOR AREA : 1567 sq.ft. (145.6 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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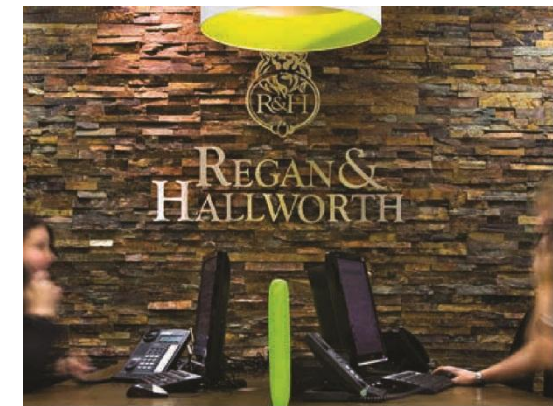
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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