

FOR SALE

17, Manor Close, Garswood, WN4 0SB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



17, Manor Close, Garswood, WN4 0SB

Impressive, detached family home offering 1447 SQFT & available chain free.



- Substantial detached family home
- Lovely, tucked away position
- Generous amount of floorspace
- Available chain free
- 4 bedrooms / 2 reception rooms
- Highly prized cul-de-sac setting
- Backing onto school fields
- 1447 SQFT

Offering excellent internal presentation throughout & a very generous 1447 square feet of well-planned living space - this superb detached family home would be the perfect purchase for any growing families looking for a spacious property in a notably quiet setting. Also offered to the market with the added benefit of no chain delay, the home is enviably located on Manor Close in the highly prized area of Garswood & conveniently positioned within easy reach of the area's shops / amenities, train station & acclaimed schools. Tucked right in the corner of the cul-de-sac in what is comfortably the close's best spot & enjoying a lovely rear aspect backing directly onto school playing fields, the home has been significantly extended from its original design & now offers considerable space for a growing family.

In brief the property comprises; a main entrance hallway, large front lounge with feature fireplace & rear dining room, plus the superb, open plan modern fitted kitchen diner which comes with low spot lighting & a range of quality integrated appliances. Beyond the kitchen is a useful utility room. Upstairs, there are four good sized double bedrooms plus there is a contemporary principal shower room too.

Externally the home occupies a good sized and private plot with gardens to the front, side & rear. The gardens are well screened by mature trees, plus there are pleasant aspects of the playing fields to the rear. There is also a large driveway providing ample off-road parking & leading through to a garage for additional storage / parking. The property is warmed by gas central heating & the boiler is only 2 / 3 yrs old. Viewings are highly recommended on this superb family home. No chain delay.

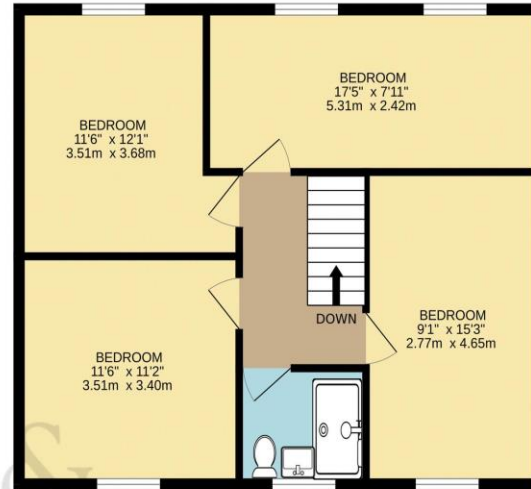




GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1447 sq.ft. (134.4 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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