

FOR SALE

15, Sandpiper Road, Highfield, WN3 6AX

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



## 15, Sandpiper Road, Highfield, WN3 6AX

*Exceptional fully renovated three bed semi-detached family home in Highfield*



- Fully renovated semi-detached family home
- Modern open plan kitchen / dining room
- Amazing bathroom with walk in shower
- Close to schools and amenities
- Superb sized reception room / media wall
- Three excellent sized bedrooms
- Gardens front and rear plus driveway
- 710 SQ. FT.

This is an exciting opportunity to purchase a fully renovated, three-bedroom semi-detached home located along a popular road in the Highfield area of Wigan. Sandpiper Road has been finished to an exceptionally high standard throughout, making this an ideal turnkey home for the first-time buyer or a growing family. The property offers easy access to a range of local amenities, including the town centre, outstanding schools for all ages, and excellent public transport links—including the nearby train station—and is just a short drive from several major motorway networks.

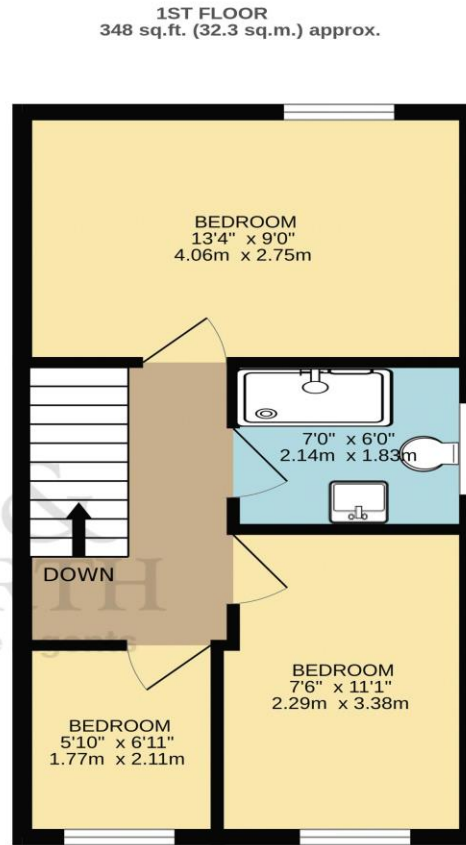
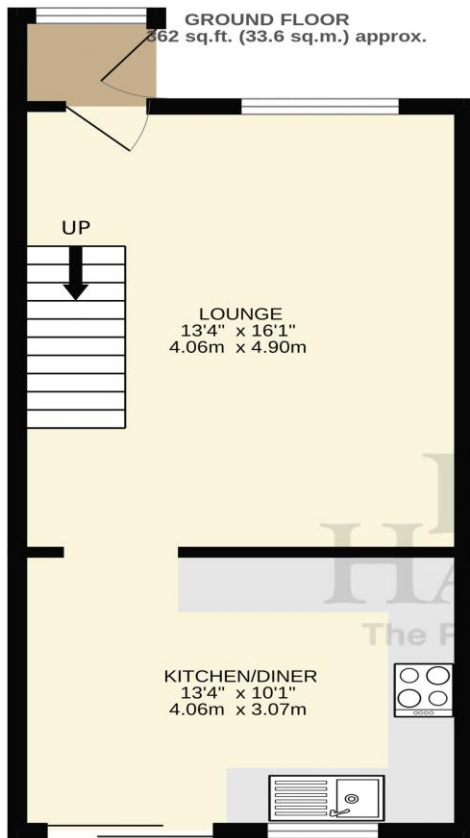
In brief, the accommodation comprises an entrance porch, a spacious formal lounge/sitting room located to the front with a feature modern media wall, and a truly stunning fitted kitchen to the rear. The kitchen is well-equipped with a range of wall, base, and drawer units, integrated appliances, space for a dining table, and access to the private rear gardens.

On the first floor, there is a large master double bedroom, a second double bedroom located to the front, a good-sized third bedroom, and a high-spec fitted family bathroom featuring a large walk-in shower.

Externally, Sandpiper Road benefits from a great-sized driveway with a well-maintained and mature front garden area. To the rear, there is a private and secure garden with a well-maintained lawn, well-stocked borders, and a patio area. Internal inspection is highly recommended to truly appreciate the property's size, its outstanding finish, and its superb location.







TOTAL FLOOR AREA : 710 sq.ft. (65.9 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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