

FOR SALE

19, Havenwood Road, Whitley , WN1 2PA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



19, Havenwood Road, Whitley , WN1 2PA

Exceptional detached family home with luxury rear extension and immaculate finish throughout



- Exceptional detached family home
- 4 bedrooms / 3 reception rooms
- Luxury rear extension with lantern
- Superior open plan design
- Highly coveted modern development
- Substantial overall plot
- Detached garden office
- 1879 SQFT

Enviably positioned on the highly coveted Havenwood development right in the heart of Whitley - this exceptional detached family home not only totals an impressive amount of square footage but also enjoys a fantastic overall plot with stunning gardens. Sitting on what is comfortably one of the best plots in the area, with pretty & mature gardens to the front & rear, plus conveniently set back from the road - the home has benefitted from an exacting scheme of renovation & remodelling to help create a home of genuine quality that simply must be viewed to be fully appreciated. At 1879 square feet, the floor space is another key feature of this home, making it significantly larger than other detached houses in the area. Over recent years our clients have not only added a luxury, full width rear extension with glass lantern, but completely opened up the rear of house, changing floorings throughout, adding smart feature panelled walls, adding a stunning fitted kitchen and upgrading the bathroom & en-suite. The result is a stylishly realised living space that in brief comprises; a hallway with wc / cloaks, snug / home office, dining room, exceptional kitchen with quartz worktops, island unit and a range of quality integrated appliances. This in turn flows into the luxury extension which has a feature log burner & bi-folding doors that open outside. Upstairs there are four generously sized bedrooms with a superb modern en-suite to the master plus a contemporary family bathroom suite. All the bedrooms benefit from built in storage. Externally, the gardens are well stocked and beautifully maintained. The rear in particular is notably long & has a just off-south facing aspect. The garden has been professionally landscaped with a quality Indian Stone patio to create lovely, outdoor seating area covered by a smart, metal framed pergola. At the bottom of the garden is a generous timber garden office which is fully insulated and has wi-fi. To the front is a sizeable driveway providing ample off road parking and an integral garage. Locally the property conveniently sits just a short walk to the outstanding Wood Field Primary School & the area's numerous amenities, shops and eateries plus the picturesque Haigh Hall Plantations. Early viewings are highly essential on this superb detached family home. FREEHOLD. Council Tax Band E.







TOTAL FLOOR AREA : 1879 sq.ft. (174.5 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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WIGAN OFFICE
10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com





STANDISH OFFICE
8 High Street,
Standish, WN6 OHL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road,
Parbold, WN8 7NU
01257 464644
parbold@reganandhallworth.com



We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

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.

-  @reganhallworth
-  Regan & Hallworth
-  @reganandhallworth
-  @reganhallworth

www.reganandhallworth.com