

FOR SALE

15, Paris Avenue, Winstanley, WN3 6FA



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Superb modern detached home with corner position & highly sought after cul-de-sac



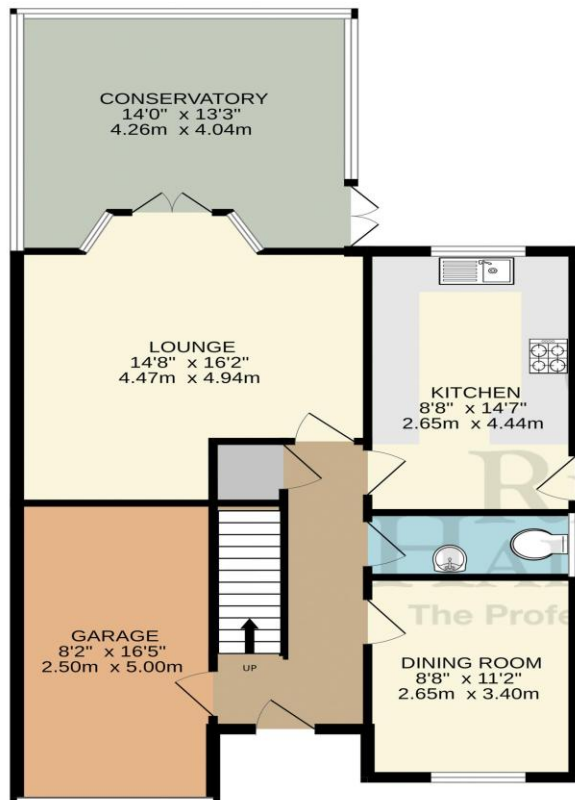
- Quality detached family home
- Beautifully presented throughout
- Superb landscaped plot
- Envious corner position
- 4 bedrooms / 2 reception rooms
- instant eye catching kerb appeal
- Highly sought after development
- 1448 SQFT

Rarely does an opportunity arise to purchase on the highly sought after Paris Avenue, an exclusive modern cul-de-sac where homes seldom come to market. Ideally positioned close to local shops, highly regarded schools and excellent transport links including the M6 motorway, this is a location that continues to prove hugely popular with families seeking an established modern development. Number 15 occupies one of the finest plots within the close, tucked neatly into a private corner position and enjoying exceptional kerb appeal. Recently enhanced with new fascias, soffits, bargeboards, inset exterior lighting and contemporary slate-style cladding, the property makes a striking first impression. Internally, the home extends to approximately 1,448 square feet and is finished to a modern, turn-key standard throughout. The welcoming entrance hallway leads to a ground floor WC/cloakroom, a versatile home office, and a truly stunning lounge featuring a newly installed media wall with inset fire that forms a stylish focal point. This in turn flows seamlessly into a large conservatory, upgraded with an insulated roof to provide a comfortable, year-round living and entertaining space. The modern fitted kitchen which benefits from a range of appliances & breakfast bar completes the ground floor arrangement. To the first floor are four well-proportioned bedrooms, all with fitted furniture. The principal bedroom benefits from a contemporary en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. Externally, the corner plot really comes into its own. A large driveway provides ample off-road parking and leads to an integral garage fitted with a new electric door. The rear garden was professionally landscaped approximately two years ago and features polished Indian stone flagging, a raised synthetic lawn, new fencing and an excellent degree of privacy—perfect for low-maintenance outdoor living. Viewings are essential to fully appreciate the position, presentation and rarity of this outstanding home on Paris Avenue.

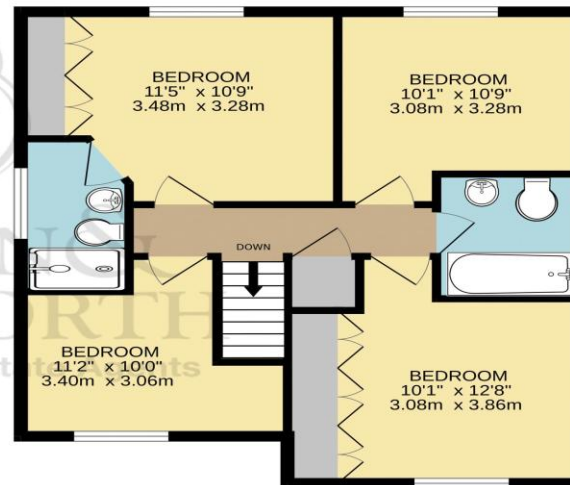




GROUND FLOOR
862 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1448 sq.ft. (134.5 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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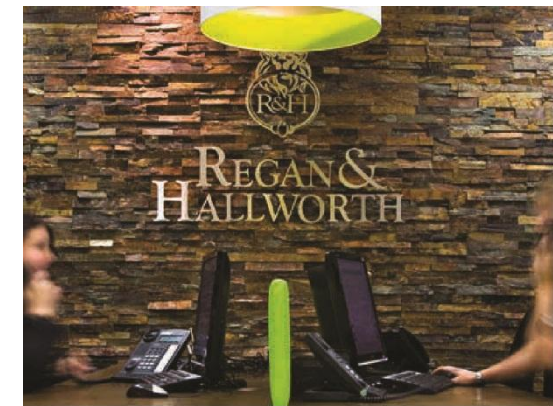
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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