

FOR SALE

8, Dereham Way, Winstanley , WN3 6HX

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



8, Dereham Way, Winstanley , WN3 6HX

Outstanding three bed semi-detached home situated in the popular area of Winstanley

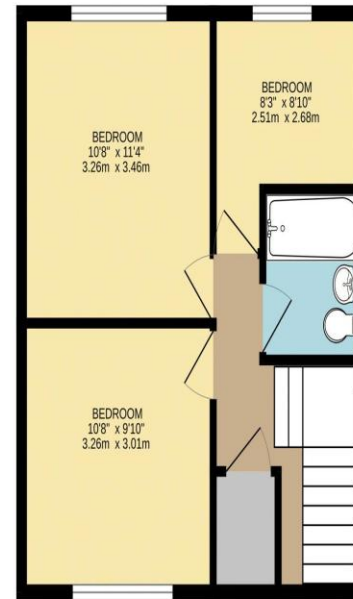
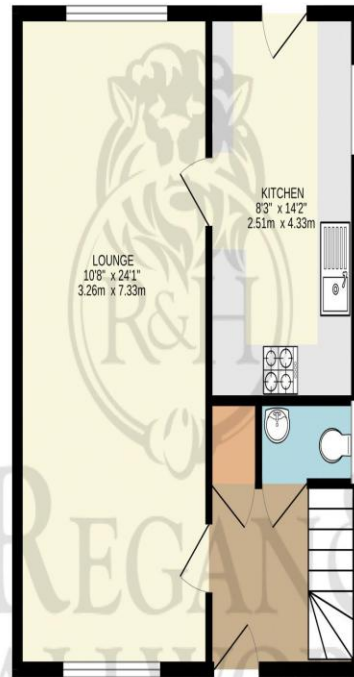
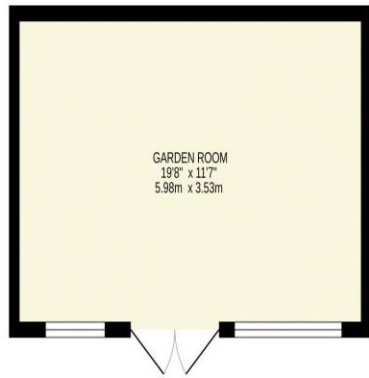


- Exceptional semi-detached family home
- Modern fitted kitchen with cooker
- Family bathroom and cloak wc
- Close to schools and amenities
- Great sized reception room
- Three great sized bedrooms
- Large driveway / gardens / summer house
- 1085 SQ. FT.

This is an excellent opportunity to purchase a beautifully presented dormer-style semi-detached family home in the highly sought-after area of Winstanley. Situated on Dereham Way, the property has been finished to a high standard throughout and benefits from a newly landscaped driveway, attractive gardens, and a large, detached garden room. Set on a quiet street, it offers convenient access to local amenities, schools for all ages, public transport links, and several major motorway networks. The accommodation briefly comprises a spacious entrance hallway, a cloakroom WC, a 24-foot open-plan lounge and dining room, and a modern fitted kitchen with a range of wall, base, and drawer units. To the first floor are two generous double bedrooms, a single bedroom, a store cupboard, and a contemporary family bathroom with a shower over the bath. Externally, the front of the property features a large resin driveway providing off-road parking for several vehicles, complemented by tasteful wood panelling. The rear garden has been landscaped to create a secure and inviting space for family life, with an Indian stone patio, a well-maintained lawn, and raised borders. A path leads to a large, detached outbuilding currently used as a summer room, offering flexible additional space for a variety of uses. Early viewing is highly recommended to fully appreciate the size, finish, and excellent location of this impressive home.







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TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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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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.

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