

FOR SALE

6, Colerne Way, Winstanley , WN3 6HS

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



6, Colerne Way, Winstanley , WN3 6HS

Superb, larger than average semi-detached family home offering 1040 SQFT.

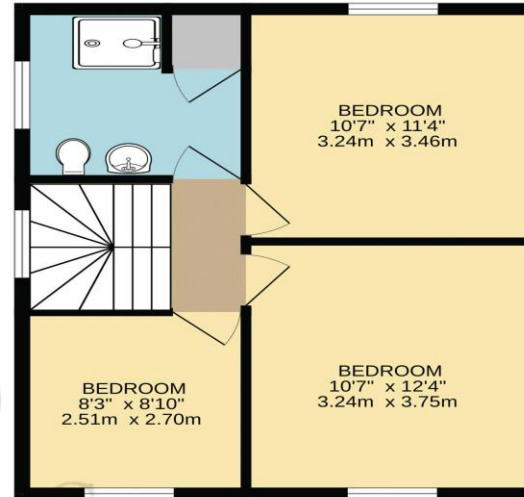
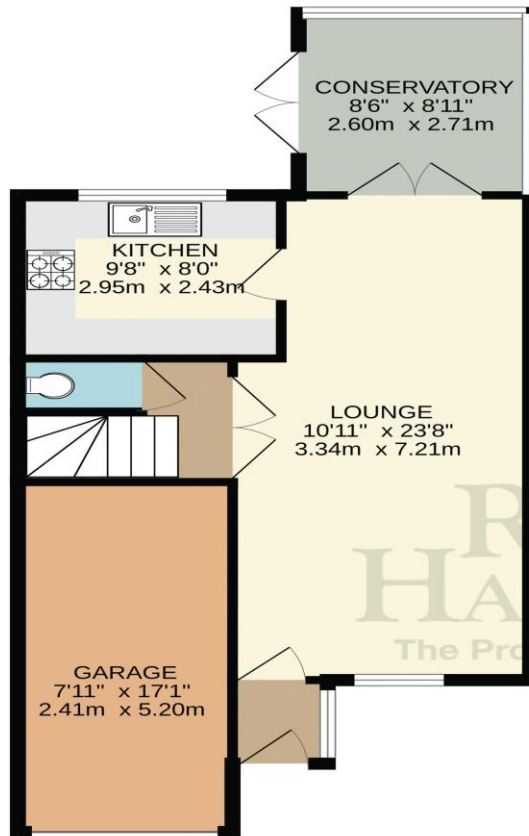


- Beautifully presented semi-detached home
- Impeccably maintained throughout
- Generous amount of floorspace
- Viewings essential
- 3 bedrooms / 2 reception rooms
- Ideal family home
- Highly prized residential setting
- 1040 SQFT

Immaculately presented throughout & benefiting from various upgrades and enhancements - this beautifully presented & notably spacious semi-detached family home is located on one of Winstanley's most coveted streets & early inspection is essential. Colerne Way itself is a lovely, quiet little setting that rests conveniently close to the area's shops, amenities plus highly acclaimed schools. Number 6 Colerne Way is presented in a light, contemporary colour scheme & totals a very sizeable 1040 square feet of living space making it perfect for any first time buyers or young families seeking a turn-key property they can simply move straight into. One of the larger styles of semi built in Winstanley, this is a home of genuine quality that in brief comprises; a front porch, 23ft elegant main lounge / through diner with pretty feature fireplace, which in turn leads into a smart, fitted kitchen which boasts a range of quality NEFF integrated appliances & spot lighting. Beyond the dining area is access into a stylish conservatory with sleek glass roof & pleasant views of the rear garden. Upstairs, the home provides three generous bedrooms (a feature of this style of property) plus a smart principal shower room with walk-in double shower. Externally, the home rests on a lovely overall plot with a private rear enclosed garden that has been beautifully landscaped. To the front is a spacious concrete imprint driveway providing off road parking for 2 cars & giving access to the integral garage. All the windows are fairly new Upvc & the property boasts a newly installed boiler (2yrs). Early viewings are highly recommended.







TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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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