

FOR SALE

11a, Rockingham Drive, Hindley , WN2 3NF

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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1996



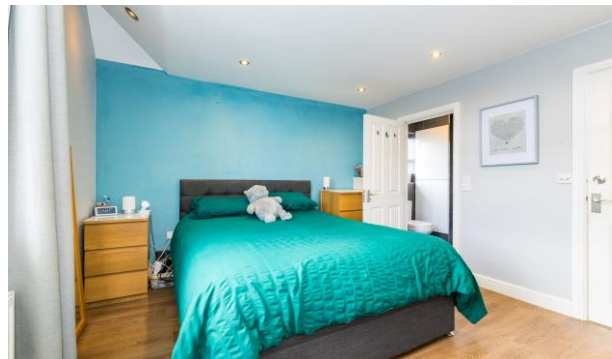
11a, Rockingham Drive, Hindley , WN2 3NF

Exceptional SIX bed detached family home located on a modern development in Hindley.

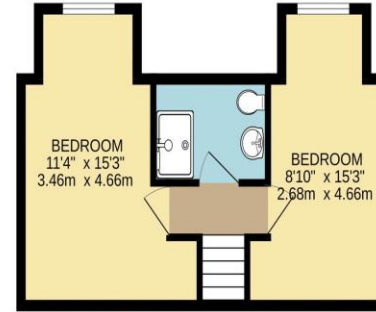
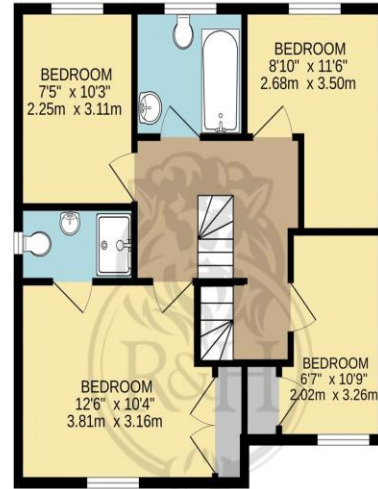
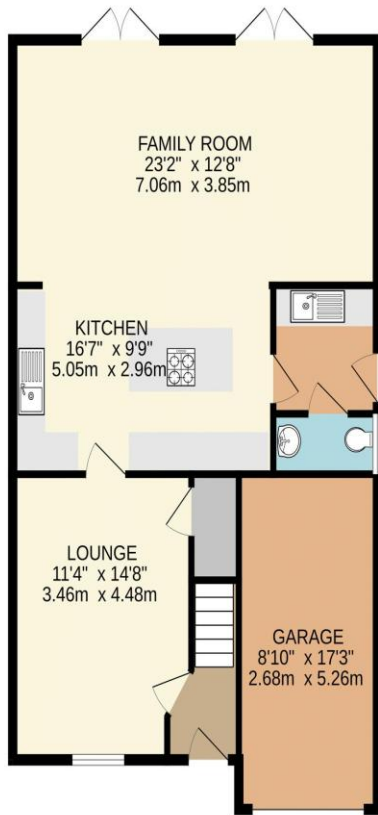


- Large detached family home
- Open plan kitchen / dining / family room
- Three modern fitted bathrooms
- Close to schools and amenities
- Outstanding sized reception rooms
- SIX great sized bedrooms
- Gardens / driveway / garage
- 1739 SQ. FT.

This is an excellent opportunity to purchase a truly stunning and extended six bed detached family home. Rockingham Drive is situated along a popular and modern development in Hindley boasting superb access to a range of local amenities, schools for all ages, public transport links and is just a short drive to several motorway networks. Internally the property has been finished to an exceptionally high standard throughout offering just over 1700 SQ. FT. of contemporary accommodation set over three floors. On the ground floor there is a spacious entrance hallway then a great sized formal lounge / sitting room located to the front. To the rear is an exceptional and large open plan space which houses a modern kitchen, dining area then an amazing family room with two sets of patio doors leading out onto the rear gardens and a log burning stove. The kitchen is well equipped offering a range of wall, base and drawer units along with island and access into a utility room and cloak room wc. Up on the first floor there is a master double bedroom located to the front with en-suite shower room, three further excellent sized bedrooms and a modern fitted family bathroom. Up on the second floor the current owner have cleverly extended into the loft space to create two more great sized double bedrooms then a centrally located bathroom with shower unit. Externally there is a double driveway giving access to an integral garage and then a well-maintained garden with lawn. To the rear the gardens have been tastefully landscaped creating a modern and low maintenance space with patio areas and a range of mature plants. Internal inspection is recommended to truly appreciate the property's size, its excellent finish and outstanding location.







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TOTAL FLOOR AREA : 1739 sq.ft. (161.6 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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