

FOR SALE

8, Hazelwood Road, Whitley , WN1 2PE

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



8, Hazelwood Road, Whitley , WN1 2PE

Impeccably presented detached home with generous corner plot & rear extension



- Stunning executive detached family home
- Luxury finish throughout
- Envidable corner plot setting
- Annexe / home office extension
- 4 bedrooms / 3 reception rooms
- Highly coveted Whitley development
- High spec en-suite & bathroom
- 1621 SQFT

Envidably located on the highly coveted Hazelwood Road, comfortably Whitley's most sought after development & where properties seldom come on the open market. This stunning & much improved family home occupies a commanding corner plot position & simply must be viewed to be fully appreciated. Internally the home has been significantly altered & upgraded throughout, plus boasts a superb rear extension behind the double garage, making it perfect as a possible annexe-style living arrangement / place to run a business from. The property itself is set across two floors & totals a very sizeable 1621 square feet of living space, making it much larger than other 4 beds in the area. The condition too is really impressive, with the home beautifully presented from top to bottom and having benefited from an extensive scheme of enhancements by the current owners, who have knocked most of the rooms back to brick, replastered throughout, laid high quality floorings, added smart new internal doors, plus a new boiler and radiators too. The result is a very impressive living space that in brief comprises; a welcoming entrance hallway with wc / cloaks, a beautiful main lounge with trendy herringbone floor & new French Doors that give access out onto the garden, there is a separate dining room, a contemporary fitted kitchen with central island and quality appliances, plus access into the spacious double garage conversion which has been partitioned into a separate office space, with part of the garage retained for storage & then access into the stylish extension which is ideal for a range of uses, such as an office or even a guest room / annexe. Upstairs, a new sleek oak & glass staircase leads to four bedrooms, with a stand-out luxury en-suite to the master, plus a sleek, high spec principal bathroom. Externally, the plot here is another key feature of the home, with property occupying a lovely, mature corner position. The gardens are notably private to the rear, whilst to the side is a sizeable driveway providing ample off road parking. 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.





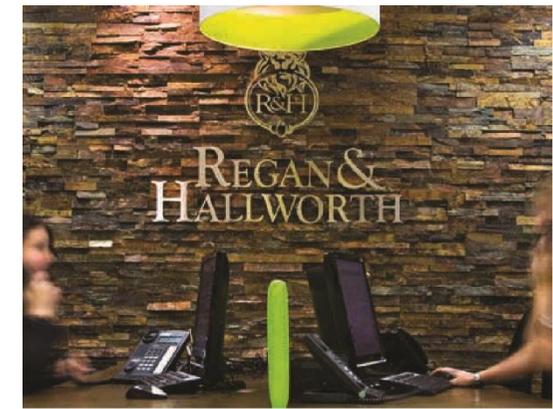


TOTAL FLOOR AREA : 1621 sq.ft. (150.6 sq.m.) approx.

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 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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