

FOR SALE

20, Paris Avenue, Winstanley, WN3 6FA



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Substantial 5 bed detached home with double garage & sizeable corner plot.



- Substantial detached family home
- Highly prized cul-de-sac
- Smart fitted kitchen & bathrooms
- Double garage
- 5 bedrooms / 2 reception rooms
- Unique 5 bed design
- Large corner plot position
- 1975 SQ FT

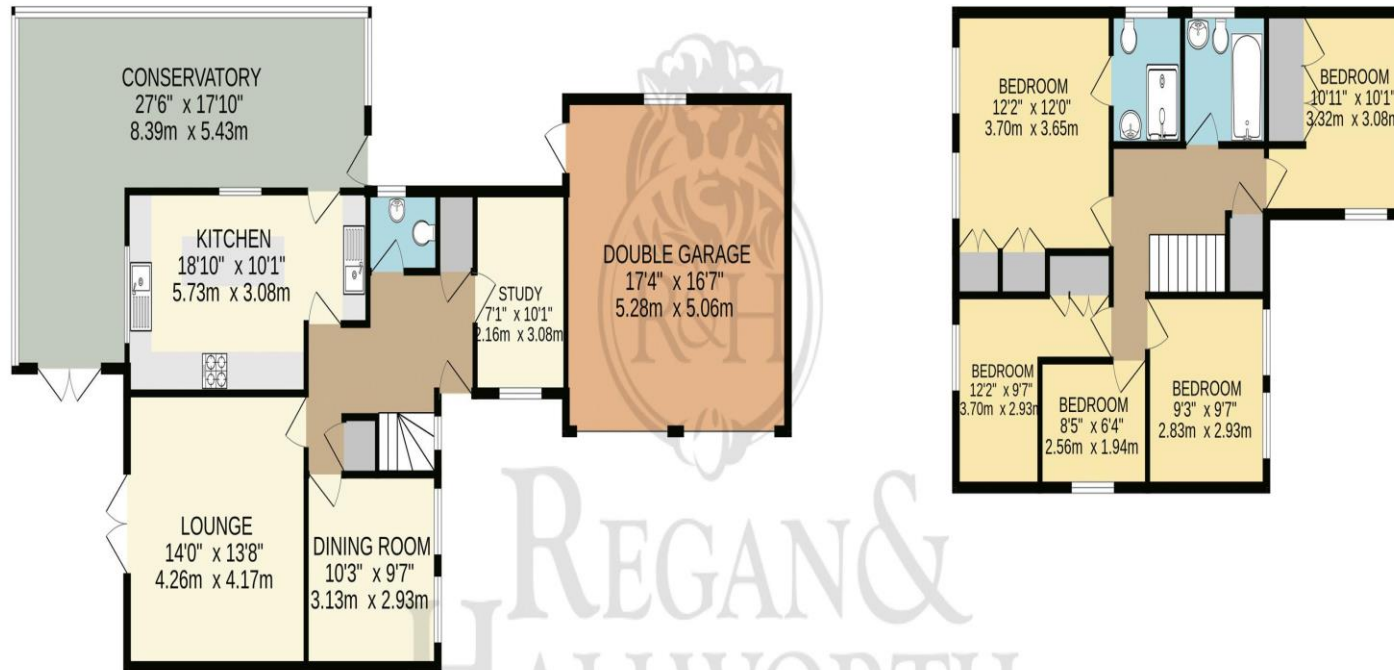
Enviably located on the highly coveted Paris Avenue, comfortably Winstanley's most sought after development & where properties seldom come on the open market. This stunning & much improved family home occupies a commanding corner plot position, tucked right in the corner at the bottom of the development & simply must be viewed to be fully appreciated. Interestingly when the close was built, the developer only built a pair of this particular style of 5 bed homes & both have never been on the open market since, so this genuinely is a unique opportunity.

Internally the home has been significantly altered & upgraded throughout by the current owner, plus boasts a large 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 1975 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 benefitting from a range of upgrades over the years including a smart new fitted kitchen & some clever remodelling, a stylish en-suite wet room, new bathroom and new floorings throughout. The result is a sizeable, beautiful home that in brief comprises; an entrance hallway with wc / cloaks, three separate reception rooms including a large main lounge and useful home office, the sleek fitted kitchen which is finished with a range of integrated NEFF appliances, a large central island unit with charging port, stunning quartz worktops & low spot lighting plus access into a large wrap-around rear conservatory which has pleasant views of the garden. Upstairs the home has five bedrooms, 3 of which have fitted units. There is a superb wet room to the master plus the modern principal bathroom.

Externally the tucked-away corner position is a real selling feature of the home - the generous driveway accommodates ample off road parking & gives access to the double garage. The gardens extend to the side, front and rear with the rear being notably private & enjoying a sunny, westerly aspect. Locally, the spot rests a stone's throw to various shops, amenities & Winstanley's acclaimed schools, with the M6 just a short drive away. Early viewings are highly encouraged.







REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 1975 sq.ft. (183.5 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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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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