

FOR SALE

450, Warrington Road, Marus Bridge , WN3 6QF



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Stunning, impeccably renovated end townhouse finished to the highest of standards.



- Stunning end townhouse
- Fully renovated throughout
- Driveway & detached garage
- Available chain free
- 3 bedrooms / 1 reception room
- Sleek, high spec kitchen diner
- Ideal starter home
- 940 SQFT

Enviably positioned along the highly sought after Warrington Road in Marus Bridge, this beautifully renovated three bedroom end townhouse has undergone a comprehensive scheme of refurbishment and now offers stylish, modern living throughout — perfect for buyers seeking a turn-key home with no onward chain delay.

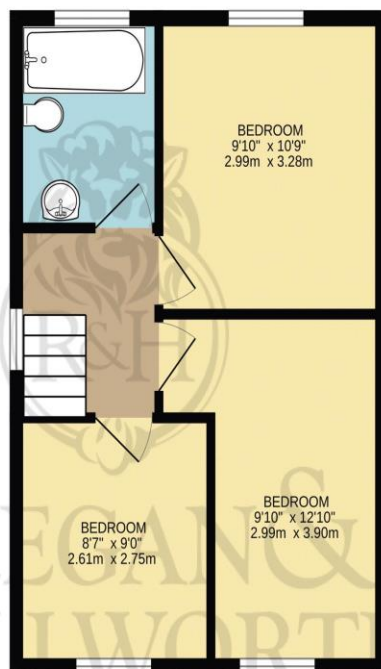
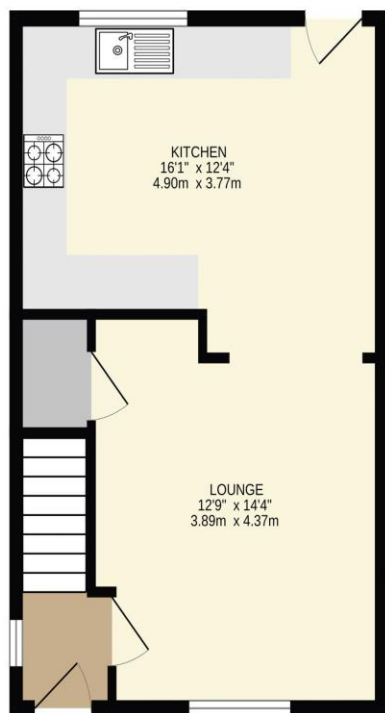
Bought by the current owner, who over the last 3 / 5 years has renovated from top to bottom, with pretty much everything here being renewed or replaced, from the floors, to the walls & ceilings. The entire heating system was replaced with a new boiler, pipes and radiators, eye-catching in-frame windows have been installed & even skirting boards, architraves & internal doors changed.

Furthermore, the property has been cleverly remodelled to create a contemporary open-plan layout, seamlessly combining living, dining, and kitchen areas for a light and spacious feel, ideal for modern life. The high spec fitted kitchen is finished with quality quartz worktops, Belfast Sink, spot lighting & trendy Herringbone LVT floor which runs through the rest of the ground floor. To the first floor are three well-proportioned bedrooms and a superb fully tiled family bathroom, completing this impressive renovation.

Externally, the home enjoys a neat frontage with an Indian Stone driveway for off-road parking, whilst to the rear is a private, low maintenance rear garden which has been landscaped plus there is a detached garage too for additional storage. Perfectly located close to numerous amenities, excellent schools, shops, and motorway links, this is a fantastic opportunity to purchase a ready-to-move-into home in a highly convenient area. Early viewing is essential to appreciate the standard of finish and space on offer — available with no chain delay.







The Professional Estate Agents

TOTAL FLOOR AREA : 940 sq.ft. (87.3 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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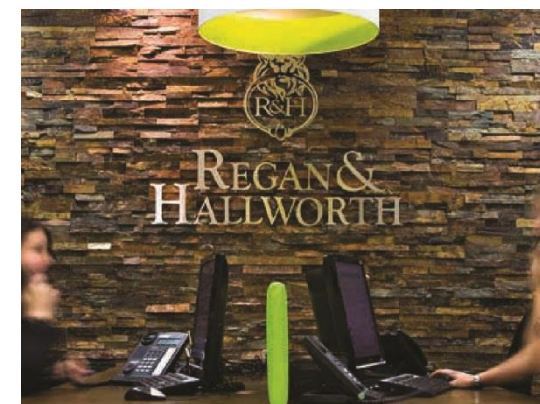
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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