

33, Sandpiper Road, Highfield, WN3 6AX



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Exceptional three bed semi-detached family home located in the Highfield area of Wigan.



- Exceptional semi-detached family home
- Open plan kitchen / dining area
- Modern fitted family bathroom
- Close to schools and amenities
- Great sized reception rooms
- Two double and one single bedrooms
- Gardens / driveway / garage
- 877 SQ. FT.

Now available to let and located in the ever-popular area of Highfield in Wigan sits this impressive three-bed semi-detached home. Sandpiper Road has been finished to an exceptional standard throughout, boasting spacious accommodation set over two floors along with great-sized gardens, a driveway, and a garage, making this an ideal home for the growing family. The property is situated close to a range of local amenities, schools for all ages, public transport links, and is just a short drive to several major motorway networks.

In brief, the accommodation comprises an entrance hallway, a large formal lounge/sitting room located to the front, then a modern and open-plan kitchen/dining room to the rear with the kitchen offering a range of wall, base, and drawer units along with a cooker. On the first floor, there are two great-sized double bedrooms, a third single bedroom, and then a modern family bathroom comprising a WC, sink unit, and walk-in shower unit.

Externally, there is a well-maintained lawn to the front with a driveway leading to a single garage with an up-and-over door. To the rear, there is a large, private, and secure garden with a lawn and patio area. Internal inspection is highly recommended to truly appreciate the property's deceptive size, its immaculate presentation, and its excellent location.







TOTAL FLOOR AREA : 877 sq.ft. (81.5 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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