



49 Hartington Drive, Standish, WN6 0UA



REGAN & HALLWORTH
The Professional Estate & Letting Agents

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A high specification, larger style detached house with double garage and south westerly aspect.



- Double detached garage
- South westerly aspect
- Large private garden
- Three new bathrooms
- Stylish new breakfast kitchen
- Impressive conservatory
- No chain delay
- 1886 SQ.FT

Enjoying one of the best plots on this highly prized development, number 49 Hartington Drive is a stunning, four double bedroomed, executive style detached house with detached double garage. Located right at the top of this highly prized development, in a quiet little cul-de-sac position is this impressively appointed and much improved home. The property rests on a large garden plot that is private and not overlooked, plus, it has the distinct advantage of a south westerly facing aspect, making it just perfect for homebuyers seeking a large sunny garden.

The sellers have upgraded the house significantly from the original Wainhomes specification, all three of the bathrooms plus the ground floor cloak room have been upgraded with stylish contemporary suites. A large conservatory has been added to the rear of the property to help further enjoy the private rear garden the conservatory enjoys underfloor heating, plus air conditioning which cools and heats. The breakfast kitchen and utility room have also recently been re-modelled with a contemporary range of furniture that includes granite countertops as well as a full range of fully integrated appliances.

Naturally gas central heating keeps the whole house nice and warm and an efficient new central heating boiler has also been fitted. In addition, all the windows are energy efficient and low maintenance UPVC double glazing.

Offered with the added bonus of a no chain delay, this wonderful family home is now ready to move straight into. Call our local Standish branch on 01257 473727 to book an accompanied viewing today.

Comprising in brief: Hallway, cloakroom/wc, study, lounge, dining room, conservatory, living room, breakfast kitchen, utility, landing, four bedrooms, a family bathroom, two en-suite bathrooms and a master bedroom with dressing area, the principal bathroom has a Villeroy & Boch suite and one of the en-suites has a Villeroy & Boch suite with Jacuzzi bath. Double garage.







GROUND FLOOR
APPROX. FLOOR
AREA 958 SQ.FT.
(89.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 726 SQ.FT.
(67.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1685 SQ.FT. (156.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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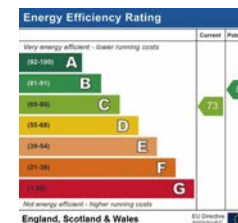
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