

FOR SALE

5, Ritchie Price Drive, Highfield, WN3 6GY



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Contemporary Living with Exceptional Outdoor Space



- Recently built (2022) detached home
- Stylish contemporary design
- West-facing landscaped rear garden
- Smart energy efficient heating
- Larger-than-average 3 bed house
- Private driveway with EV charger
- Entertaining patio
- 1044 SQ.FT. / Freehold

Located within the recently built Tulach development, this striking detached home combines contemporary design, energy-efficient living and beautifully landscaped outdoor space to create a lifestyle-focused home perfectly suited to modern family life. Showcasing a distinctive architectural style with tall windows, offset front door and minimalist brick façade, this particular design offers close to 1,050 square feet of living accommodation, providing a level of space not commonly found in three-bedroom properties.

The thoughtfully planned layout delivers bright, versatile rooms throughout, complemented by the abundance of natural light created by signature contemporary glazing. Another notable feature are the gardens which have been carefully landscaped to maximise enjoyment throughout the seasons. To the rear, a generous west-facing garden provides a wonderful private retreat, enjoying sunshine well into the evening. Designed with outdoor living and entertaining in mind, the space features attractive patio areas, and ample room for dining, relaxing and hosting family and friends, creating a seamless extension of the home's living space during the warmer months. The frontage further enhances the property's kerb appeal, whilst

the private driveway provides ample off-road parking with an EV charging point. Designed with modern living in mind, the home benefits from the builder's contemporary approach to technology and energy efficiency, featuring Smart heating controls operated via a mobile app, and Fibre broadband connectivity. Situated within easy reach of local schools, amenities, transport links and countryside walks, this exceptional home offers the perfect blend of contemporary comfort, practical family living and superb outdoor entertaining space in one of area's most popular modern developments.

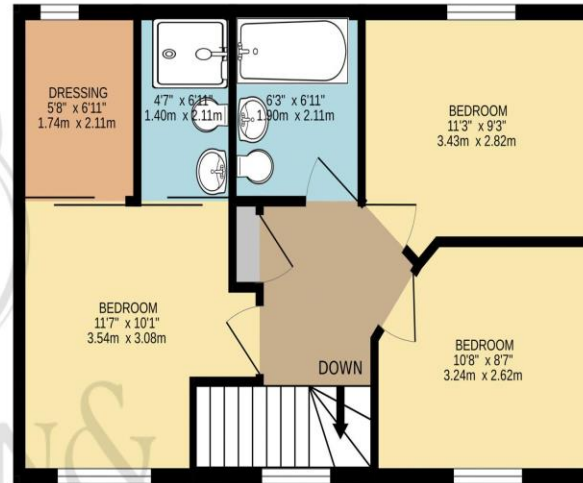




GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 1044sq.ft. (97.0 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 endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

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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