



26 Deansgate, Hindley  
£375,000

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ESTATE AGENTS



## 26 Deansgate

Hindley, Wigan

Nestled in the ever-popular area of Hindley, boasting a tranquil cul-de-sac location, this impressive 4-bedroom semi-detached split level house presents a rare opportunity for families seeking a harmonious blend of space, style, and modern convenience.

Step inside to discover a contemporary open-plan design, seamlessly integrating the lounge, dining area, and kitchen, where bespoke oak flooring underfoot sets the stage for an inviting living space. Enjoy chilly evenings gathered around the stunning log fire, adding a touch of warmth and charm to the room, while the adjacent cinema room/snug offers the perfect retreat for more intimate gatherings or movie nights. The sleek kitchen, adorned with quartz worktops and ample cabinetry, is sure to delight any aspiring chef, providing a hub for culinary creations and culinary delights. A separate utility room and guest W.C add practicality to the main level, offering convenience at your fingertips.





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Ascend the staircase to the first floor, discovering four generously sized double bedrooms, ideal for creating restful retreats for the whole family. The master bedroom benefits from an attractive en-suite shower room and large upvc window, capturing natural light and offering picturesque views of the stunning rear garden and beyond. A pristine family bathroom completes the upper level, boasting modern fixtures and fittings for added comfort. Outside, the property continues to impress, with a beautifully landscaped private rear garden providing a serene outdoor sanctuary. A tiered garden design offers a raised flagged patio with stunning Indian stone, perfect for al fresco dining, while a mature grassed lawn, storage shed, and wall lighting add to the allure of this peaceful oasis.

Additionally, the property features an integral garage, accessed via the expansive driveway providing parking for up to four cars, ensuring both convenience and security for residents and guests alike. With its enviable location, superior finishes, and ample space for a growing family, this Hindley gem presents a lifestyle of luxury and comfort, making it a residence not to be missed.

Council Tax band: D

Tenure: Freehold





### Lounge/Diner Area

32' 3" x 13' 2" (9.83m x 4.01m)

A large open plan lounge diner while also being open to both cinema/snug and family kitchen, this stunning design offers a bright and open room with feature log fire and ceiling sky canopy, 2 vertical radiator, engineered oak flooring, exposed brick with wall lighting, ceiling spot lighting, multiple power points, large upvc window and two upvc sliding doors to rear garden.

### Cinema/Snug

13' 9" x 13' 3" (4.19m x 4.04m)

A family snug/cinema room great for the family to enjoy those nights in with a cosy feel yet open to the attractive lower level this room comes with vertical radiator, engineered oak flooring and multiple power points.

### Kitchen Breakfast

10' 5" x 20' 2" (3.18m x 6.15m)

A large family kitchen with a range of fitted base and wall units, stunning central island with in induction hob, engineered oak flooring, French doors to rear garden, integrated appliances Fridge, Freezer, Dishwasher, two Electric Oven/Grills, Belfast sink, large white quartz work tops and access to utility/w.c room.

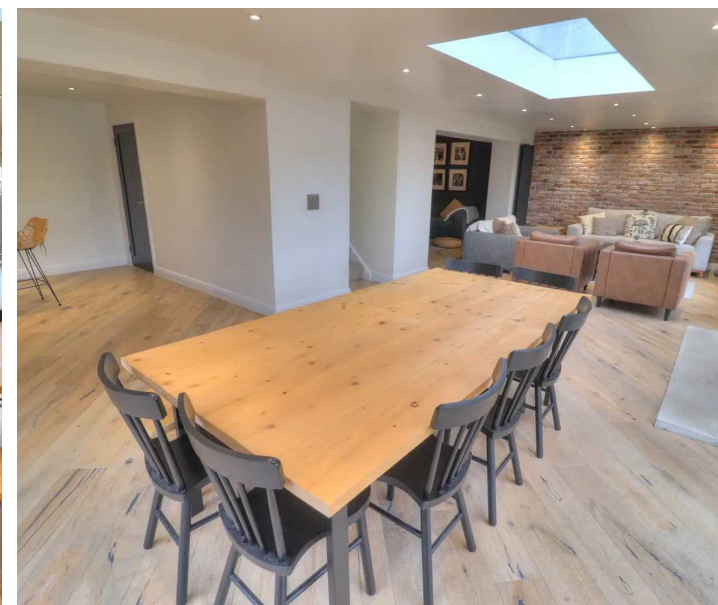
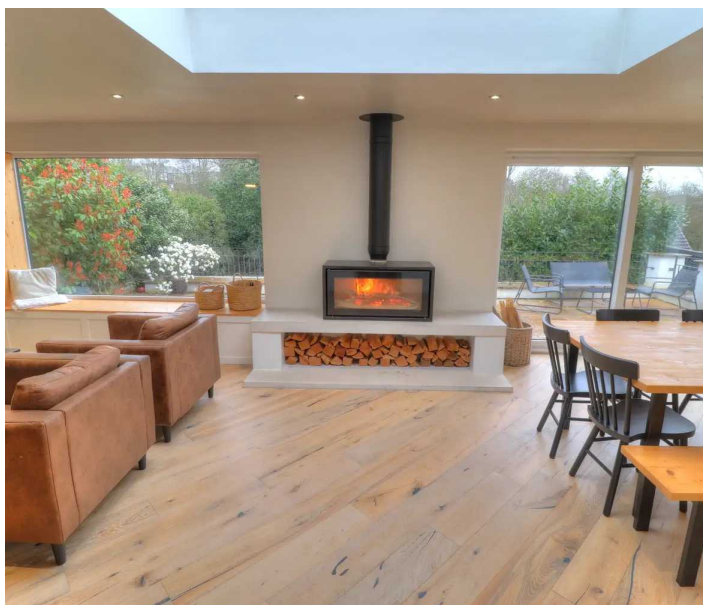
### Utility Room + Guest W.C

9' 10" x 11' 5" (3.00m x 3.48m)

A useful utility room and guest w.c, with plumbed wash facilities, low level pedestal toilet and wash basin. (Currently being completed photos to follow)

### Hallway

A bright entrance hallway with oak flooring, and multiple power points









**Bedroom One**

10' 7" x 9' 6" (3.23m x 2.90m)

A generous double room with large upvc window to rear, oak flooring, multiple power points, half panelled walls, single radiator and en-suite shower room.

**En-Suite Shower**

4' 8" x 7' 6" (1.42m x 2.29m)

A en suite shower room with large walk in shower, heated towel rail, frosted upvc window, low level w.c, wash basin with vanity unit under, ceiling spot lighting and mosaic tiled flooring.

**Bedroom Two**

8' 10" x 11' 7" (2.69m x 3.53m)

A double room with upvc window to front, single radiator, multiple power points and oak flooring.

**Bedroom Three**

10' 5" x 9' 9" (3.18m x 2.97m)

A large double room with built in wardrobes, oak flooring, single radiator, large upvc window and multiple power points.

**Bedroom Four**

12' 5" x 8' 9" (3.78m x 2.67m)

A double room with upvc window, single radiator, multiple power points and oak flooring.

**Bathroom**

6' 4" x 8' 8" (1.93m x 2.64m)

A three piece bathroom suite with P shaped bath tub with glass screen, part tiled walls, wood effect laminate flooring, frosted upvc window, heated towel rail/radiator, wash basin with vanity unit under and low level w.c

**Garage**

8' 7" x 16' 3" (2.62m x 4.95m)

An integral single garage with electric door, lighting, multiple power points and internal door access.









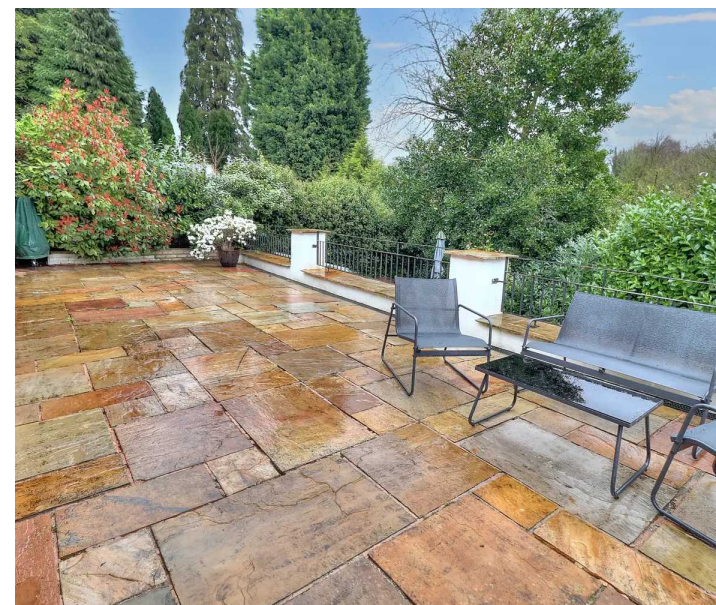
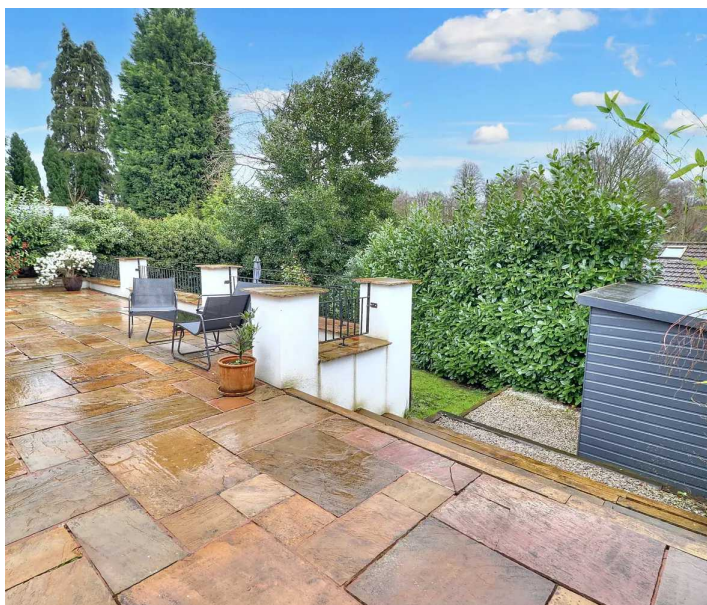
## REAR GARDEN

A tiered rear garden with raised flagged patio with stunning Indian stone with ample space for al fresco dining, mature grassed lawn, storage shed, side gated access, external water faucet and wall lighting.

## DRIVEWAY

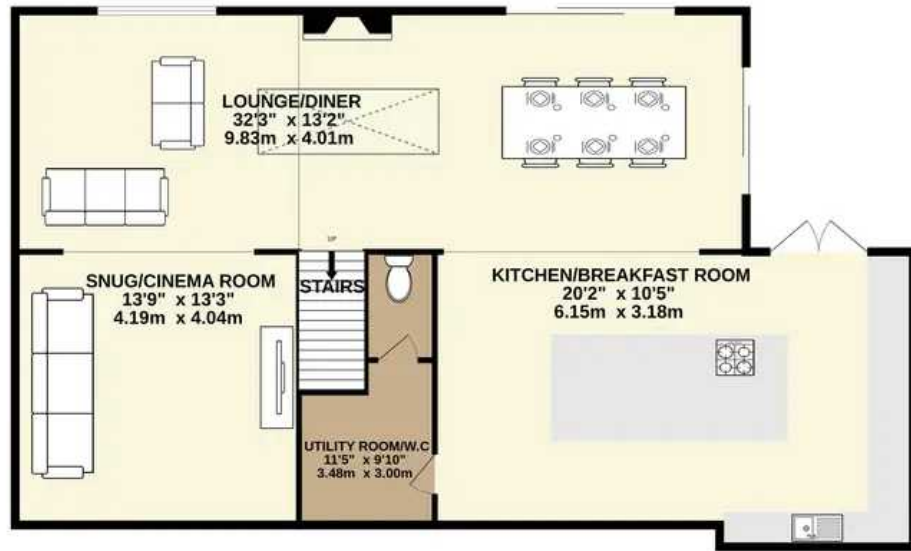
4 Parking Spaces

An open tarmacked driveway providing private parking for four cars and access to integral single garage.

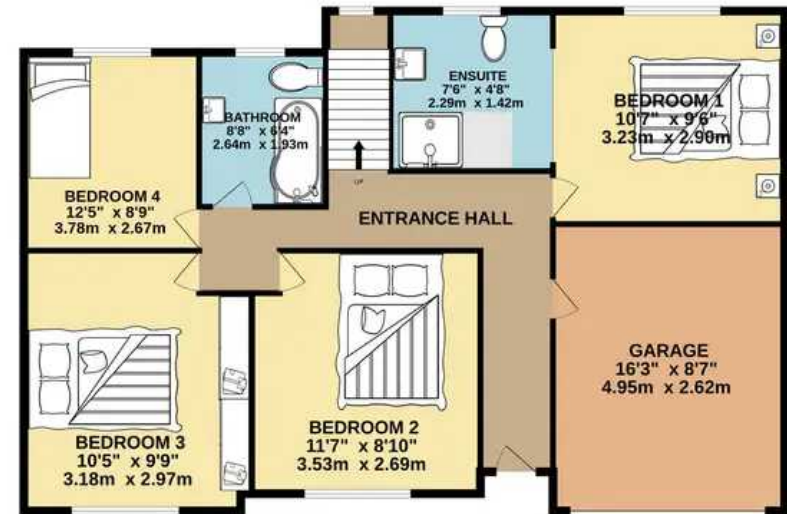




BASEMENT



GROUND FLOOR



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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