

FOR SALE

1 Bellingham Mount, Wigan Lane, Swinley , WN1 2NJ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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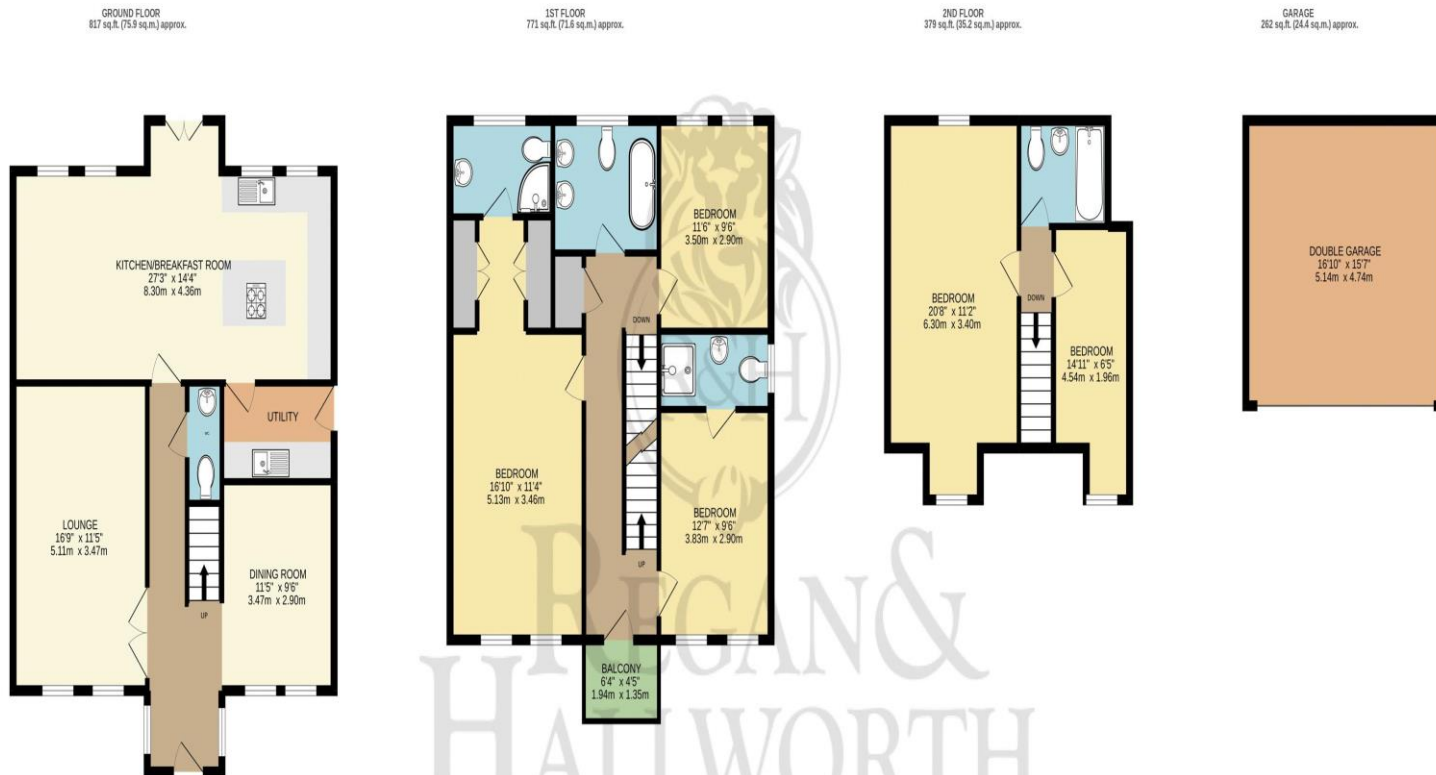
Truly outstanding five bed detached family home located along a private lane in Swinley.



- Outstanding detached family home
- Located along a private lane with electric gates
- Superb modern reception rooms
- Large open plan kitchen / family room
- Five good sized bedrooms
- Four modern fitted family bathrooms
- Large driveway / gardens / garage
- 2229 SQ. FT.

Situated along one of the most desirable lanes in Wigan sits this impressive double fronted detached family home. The property enjoys a stunning, woodland setting with large mature gardens and a private driveway accessed through secure electric gates. This imposing double fronted detached family home gives that feeling of being tucked away, whilst still being conveniently close to the areas numerous amenities such as schools, cafes, Wigan Infirmary and town centre shopping, providing that perfect mix of town and country. The property is in an elevated position at the top of Bellingham Mount with just one of two properties built here, Number 1 commands a substantial plot & borders the picturesque Plantations & Haigh Hall Estate. Internally this immaculate family home is arranged over three floors and has recently been much improved & modified including new kitchen, bathrooms, flooring and decor. On entering the property, a stunning spacious entrance hallway gives access to an open plan formal dining area, contemporary fitted cloak room wc and then a large formal lounge / sitting room located to the front of the property. To the rear there is a extremely large and open planned kitchen / dining / family room with the newly fitted kitchen offering a range of wall, base and drawer units along with integral appliances. There is a superb island and breakfast bar, fully equipped utility room and then a large open plan dining / morning room to the side. Up on the first floor the centrally located landing area has a feature balcony to the front and then access into the master bedroom suite with large walk-through dressing area and fitted wardrobe and then a fully fitted en-suite bathroom. There is a second double bedroom to the side with another modern fitted en-suite and then a third double bedroom to the rear with a centrally located modern fitted family bathroom. Up on the second floor the landing area opens to give access to a large fourth double bedroom, modern family bathroom with shower over bath and then the fifth smaller double bedroom. Externally, the home backs onto Wigan Lane & because of the elevated setting, enjoys notable privacy. The plot extends significantly to the front of the property & there is a large sweeping driveway with private electric gates which leads to a double detached garage with newly installed electric garage door. The gardens are beautifully maintained and the rear faces west, enjoying late setting sun. To the front, the landscaped gardens have been much improved and now has a large outside roofed pergola style structure with glass fence overlooking the tennis courts, such a fantastic entertaining area. Internal inspection is highly recommended to appreciate the overall size, high spec finish and excellent location.





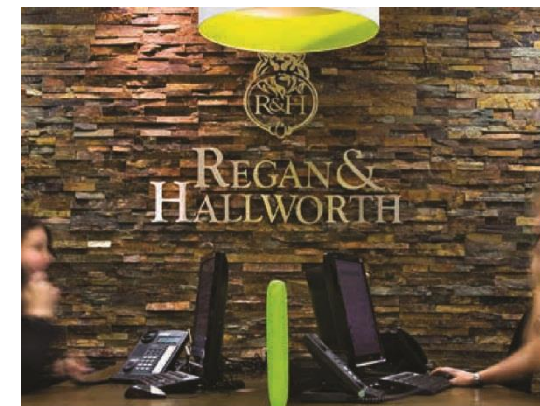
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TOTAL FLOOR AREA : 2229 sq.ft. (207.1 sq.m.) approx.

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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