

FOR SALE

295, Wigan Lane, Wigan, WN1 2QY

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



295, Wigan Lane, Wigan, WN1 2QY

A large four bed detached 1920's residence boasting a remarkable 1/4 acre plot.



- Extended 1920's detached house
- One of largest plots in local area
- Idyllic 150ft rear garden
- Large detached garage
- Four bedrooms / Two bathrooms
- Two formal reception rooms
- Large kitchen diner / Utility room
- 2373 SQ.FT. / Freehold

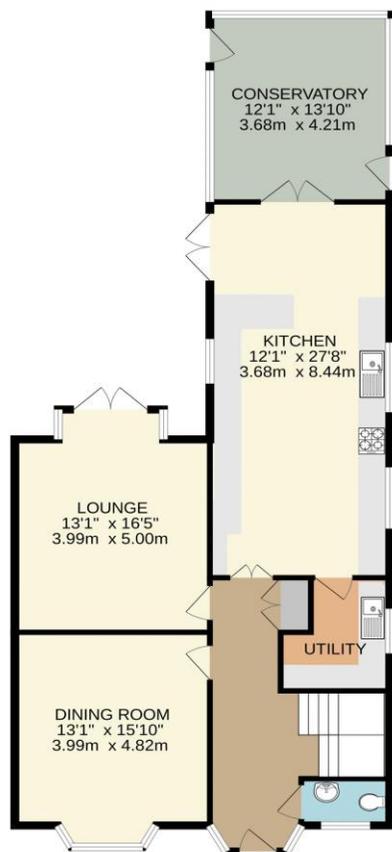
Enviably located in the Green Hill Conservation area, this eye-catching traditional detached house built in 1920's boasts extended 4 bed accommodation and one of the largest plots on the whole of Wigan Lane and Wigan Road with a substantial detached garage and an extensive and very private garden to rear.

Tucked well back from the main road on an elevated plot, this residence offers a sanctuary of privacy and exclusivity. It boasts generous off-road parking and a large detached garage at the forefront. The rear garden extends an impressive 150 feet, presenting a level landscape with lush lawns. An expansive block-paved patio complements the setting, surrounded by mature trees and shrubs that craft an idyllic outdoor haven for family enjoyment. Since buying the property in 2003 our clients have carried out extensive refurbishment and upgrading to create a spacious and well-planned family home comprising an impressive hallway, two formal reception rooms and a large open plan kitchen diner with the added benefit of a good-sized utility room and conservatory providing another family room that enjoys aspects over the gardens. Upstairs there is a large family bathroom fitted with a four piece suite plus four bedrooms including a master suite located to the rear of property and featuring an ensuite shower room.

A home of true distinction, this wonderful home has a unique charm and sense of character making internal viewing an absolute must. Other highlights include gas central heating and full double glazing.

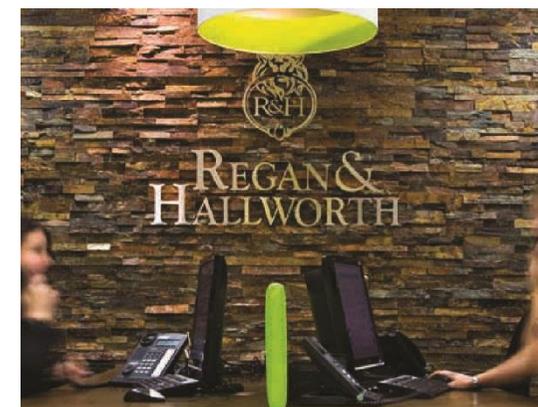






TOTAL FLOOR AREA : 2373 sq.ft. (220.5 sq.m.) approx.

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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