

FOR SALE

23, Mesnes Road, Swinley, WN1 2DG

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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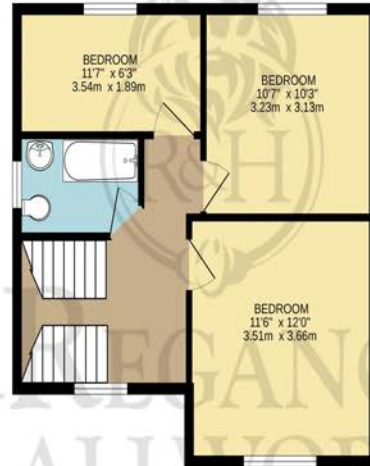
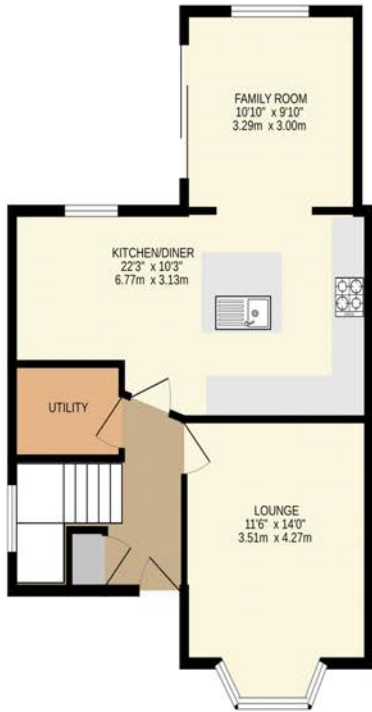
Exceptional fully renovated semi-detached home located in the heart of Swinley.



- Exceptional semi-detached home
- Full width dormer extension
- Stunning kitchen extension
- Highly prized Swinley location
- 4 bedrooms / 2 reception rooms
- Superior master suite
- Generous landscaped plot
- 1428 SQFT

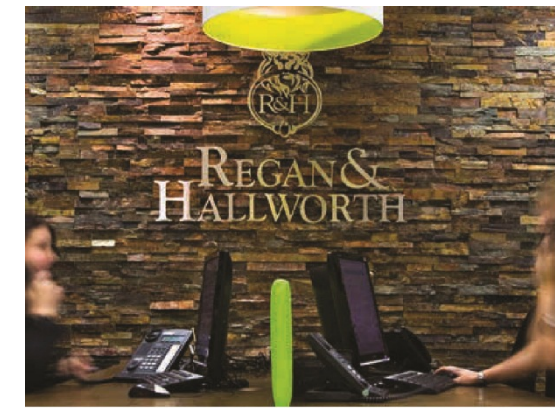
Fully renovated to the highest possible standards throughout & providing a generous 1428 square feet of high quality, stylish living space that simply must be viewed internally to be fully appreciated - this exceptionally presented property has had no expense spared in its transformation to the luxury living space it is today. Expertly remodelled & extended both upstairs & downstairs, the home has also been cleverly opened up at the rear, helping to create a focal, family-friendly living kitchen with vaulted ceiling extension that should prove popular with modern buyers' tastes. Over the last two years our clients have also replaced all the Upvc windows, replastered throughout, changed all the floorings and added a smart new fitted kitchen plus bathroom suite. To the top floor a large full-width dormer has been added, creating a superior master suite with walk in wardrobe & stylish en-suite. The property in brief comprises; an inner hallway, main front lounge with feature bay window & pretty alcove shelving with the home's real wow factor - the kitchen / living area at the rear of the home. This contemporary, multi-purpose living space is the ideal family / entertaining area & is finished with island unit & quality integrated appliances, with patio doors & Velux windows which help to bathe the entire kitchen in lots of natural light. Upstairs, the home offers three bedrooms to the first floor plus the luxury bathroom suite, with the stunning master suite to the top floor. Externally the home has considerable eye-catching kerb appeal thanks to the smart K-render finish & quality block paved driveway. Whilst to the rear is a private, mature rear garden with newly laid decked patio areas, plus there is a detached garage. Locally, the home rests close to Swinley's numerous cafes, bars and eateries, with Wigan Town Centre, plus the picturesque Haigh Hall Plantations all just a short walk away. Early viewings are highly recommended, book now to avoid disappointment. Leasehold 999yrs £3 p / a.





TOTAL FLOOR AREA : 1428 sq.ft. (132.7 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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WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com



We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.

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www.reganandhallworth.com