

FOR SALE

37, Langholm Road, Garswood, WN4 0SG

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



37, Langholm Road, Garswood, WN4 0SG

Substantial semi-detached family home offering almost 1500 SQFT of living space.



- Spacious semi-detached home
- Astonishing amount of floorspace
- Large overall plot
- Sunny south facing aspect
- 4 bedrooms / 3 reception rooms
- Highly prized residential location
- Close to train station / schools
- 1499 SQFT

Brimming with lots of eye-catching kerb appeal & extending a very generous 1499 square feet of well planned living space - this imposing & much larger than average semi-detached property would be the perfect purchase for any growing families in need of more space. The property itself is enviably located on Langholm Road in the highly prized area of Garswood & conveniently positioned within easy reach of the area's shops / amenities, excellent schools & train station.

Set across two floors & benefitting from partial works including new carpets, general redecoration, a bespoke new staircase & stylish flooring in the hall - the home has been competitively priced for its size and bedrooms & in brief comprises; a main hallway with stylish tiled floor & new composite front door, a beautiful 18ft lounge with feature log burner & access into a rear conservatory, a second reception room plus a fitted kitchen with useful utility & wc cloaks.

Upstairs, there are four bedrooms plus there is a particularly large family bathroom. Externally the home occupies a good sized and private plot. The rear is generally low maintenance but has well stocked borders, plus because of the south facing aspect the garden enjoys sun all day. To the front there is a large driveway providing ample off road parking & leading through to the integral garage. Viewings are highly recommended on this superb family home.

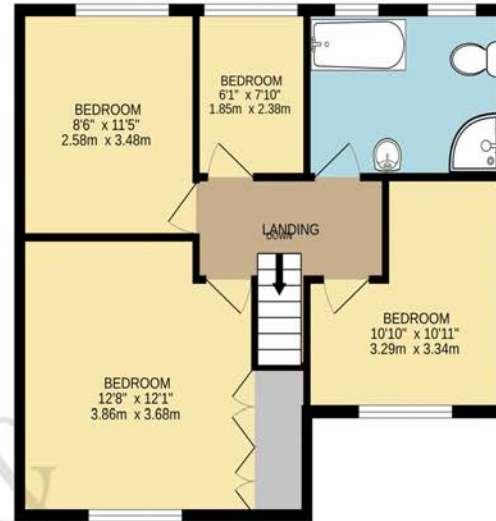




GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.

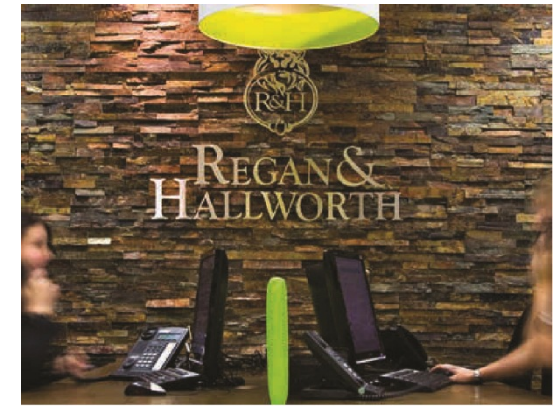


1ST FLOOR
573 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1489 sq.ft. (138.3 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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