

FOR SALE

49, Woodland Avenue, Hindley Green, WN2 4PP

 **REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

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## 49, Woodland Avenue, Hindley Green, WN2 4PP

*An exceptional, high spec semi-detached home with two stunning garden rooms.*



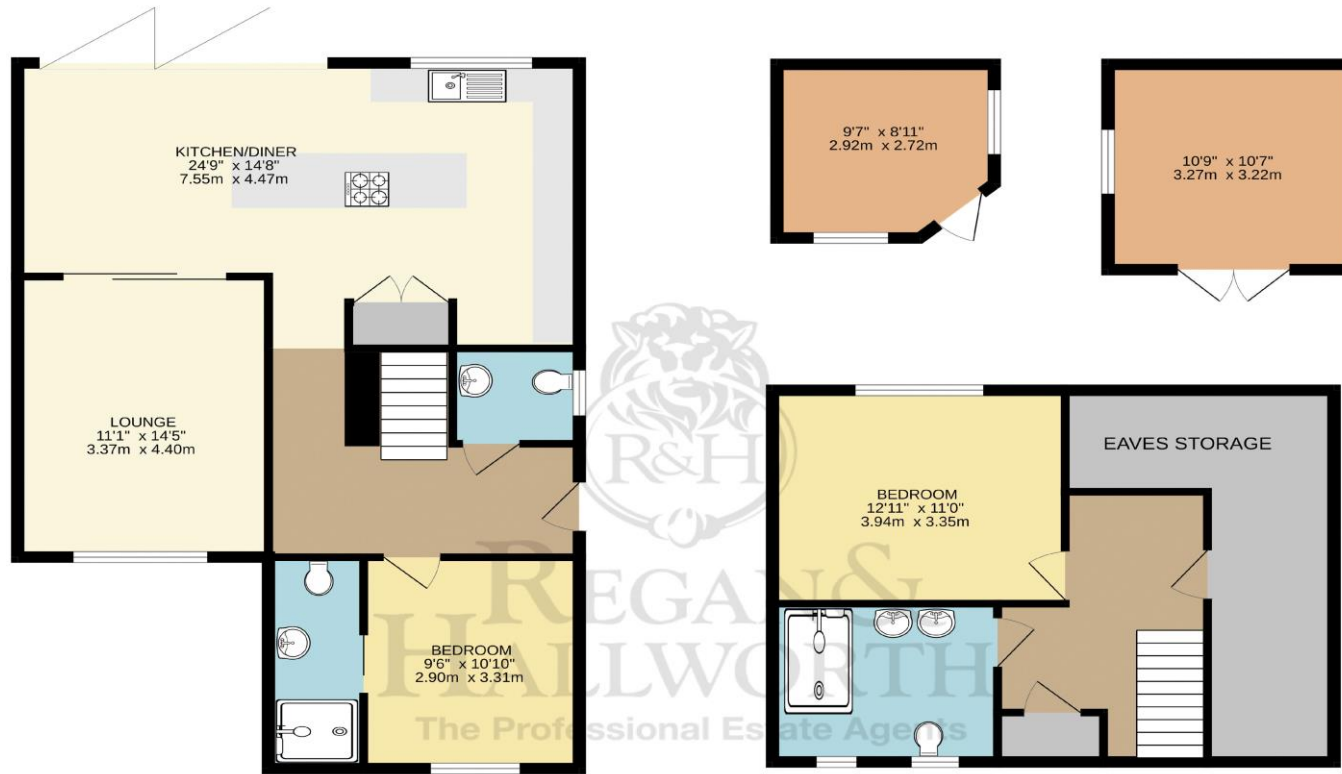
- Exceptional renovated home
- Luxury, high spec finish throughout
- Extensive landscaped plot
- Highly prized location
- 2 bedrooms / 2 bathrooms
- Stunning open plan living kitchen
- 2 x detached garden rooms
- 1447 SQFT

Fully renovated to the highest possible standards throughout & providing a generous 1447 square feet of sleek, 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. Effectively rebuilt from the ground up - very little of what was previously standing still remains, with the entire shell of the building, including external walls & the entire roof now completely new. Internally the home was knocked back to brick and all the floors, ceilings and walls reinstated & the home cleverly remodelled. An entirely new heating system, a full rewire, all new windows & upstairs dormers were also fitted. Our clients have also cleverly future proofed the property too, adding considerable modern touches like underfloor heating in the hallway, kitchen & wc, a smart bluetooth speaker system in both bathrooms & the kitchen, adding an 8 camera external CCTV system & even LED outside lighting to the front and back. The ground floor in brief comprises; an inner hallway with wc / cloaks, a ground floor bedroom with built in wardrobes & stylish en-suite with LED heated mirror, a main front lounge with feature contemporary bioethanol fireplace, with the home's real wow factor kitchen / living area at the rear of the home. This contemporary, multi-purpose living space is the ideal family / entertaining area & is finished with low spot lighting, luxury porcelain floor tiles, a large island unit with attached solid teak dining table, quality integrated appliances with stunning bi-folding doors which help to bathe the entire kitchen in lots of natural light. Upstairs, the home boasts an exceptional master suite which boasts bespoke fitted units, plus there is a luxury en-suite shower room. Externally the home is equally impressive, occupying a spacious overall plot with a professionally landscaped garden to both the front and the rear. The rear comprises a mixture of superb composite decking with glass balustrade, concrete imprint & porcelain patios coupled with an in-built fire pit, bbq area & fixed gazebo. There are also two stunning purpose built garden offices which offer various potential for a business to be run (one actually has planning permission for this) or be used as gym / treatment room etc. They both have Upvc double glazing, electric heaters, LED Lighting & one has a cold water supply. To the front is an impressive concrete imprint driveway with phone controlled electric gates. Viewings are essential to appreciate the workmanship on this genuinely astonishing property.



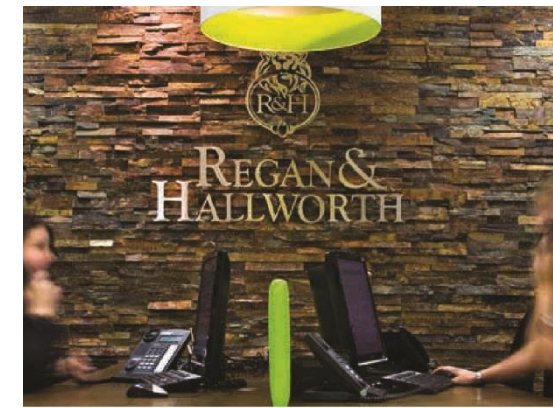






**TOTAL FLOOR AREA : 1447 sq.ft. (134.5 sq.m.) approx.**

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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