

**FOR SALE**

336, Garswood Road, Garswood, WN4 0TY

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

ESTD  
1996





## 336, Garswood Road, Garswood, WN4 0TY

*A stunning example of a 1930s semi-detached home available with no chain delay.*



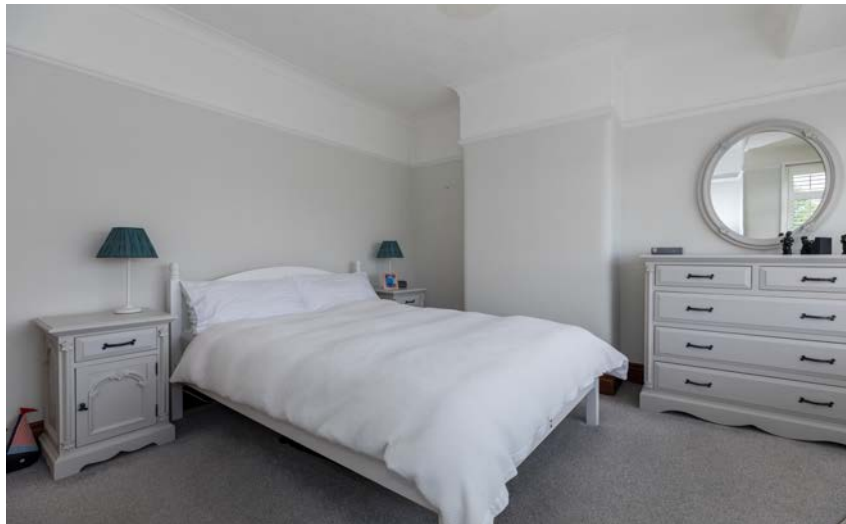
- Beautiful semi-detached family home
- Impeccably presented throughout
- Stylish fitted kitchen
- Available chain free
- 3 bedrooms / 2 reception rooms
- Extended to the rear
- Driveway & detached garage
- 1299 SQFT

Enviably located on the highly coveted Garswood Road & offered to the market with the added benefit of no chain delay - this beautifully presented, extended semi-detached home is brimming with eye-catching kerb appeal and simply must be viewed to be fully appreciated. Internally, the home is a credit to the current owners, having been meticulously maintained over the years to create a high quality living space that is set across two floors and totals a generous 1299 square feet. The home in brief comprises; a main hallway with lovely tiled floor and wc / cloaks, an elegant front lounge with feature fireplace, pretty alcove shelving & smart shutter blinds (which are fitted throughout the house) which then leads into the rear sitting room & has access out onto the garden.

The stunning, contemporary fitted kitchen has been extended to the rear & boasts space for a small table, quality integrated appliances & white high gloss units plus spot lighting. Upstairs, there are three bedrooms plus a stunning, upgraded bathroom suite. Externally, there are gardens to both the front and the rear, with the rear being mainly low maintenance courtesy of the block paved patio area, though there are stocked beds with various plants and flowers. To the front is a generous driveway for off road parking & access to a larger than average detached garage with electric shutter door.

Locally, the home rests a short walk to Garswood's train station, plus is within easy reach of the area's numerous shops, amenities, plus pretty walks & trails. Viewings are essential. No chain delay.



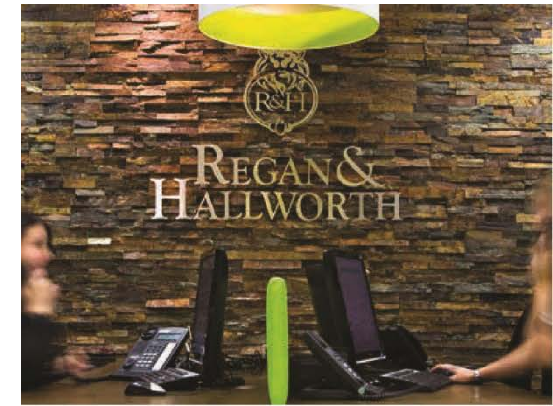






TOTAL FLOOR AREA : 1299 sq.ft. (120.7 sq.m.) approx.

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.  
Made with Metropix ©2024



**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

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

[www.reganandhallworth.com](http://www.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.