

FOR SALE

36, Tunstall Lane, Pemberton, WN5 9HB

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

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## 36, Tunstall Lane, Pemberton , WN5 9HB

Stunning stone terrace with superb loft bedroom & a generous 1151 SQFT of living space.



- Stunning stone terrace
- Luxury finish throughout
- Surprising amount of floorspace
- Pretty terrace garden with stone store
- 3 bedrooms / 1 reception room
- Professionally converted loft bedroom
- En-suite to the master
- 1151 SQFT

Presented to the highest of standards throughout - this stone built terrace cottage offers sleek, high quality interiors that simply must be viewed to be fully appreciated. Extended, renovated & remodelled from its original design, the home is unlike other standard terraces in the area.

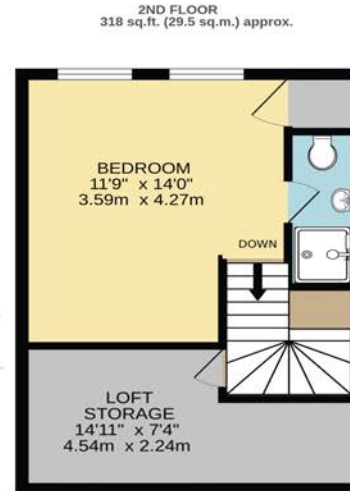
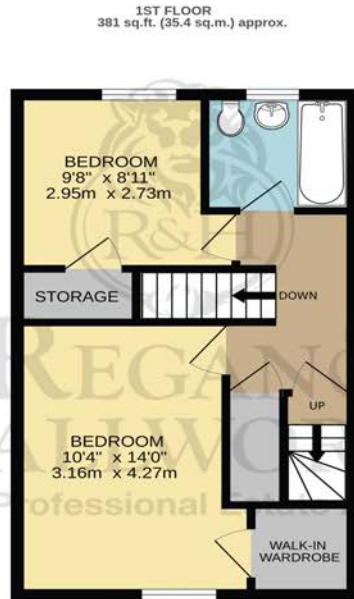
Boasting a superb, fully converted loft bedroom with its own en-suite, the home as a result offers a very generous 1151 square feet of impeccably maintained living space that would be ideal for any first time buyers seeking a turn-key purchase they can simply move straight into. Brimming with eye-catching kerb appeal, in brief the property comprises; a superb front lounge, stunning rear kitchen diner with spot lighting & access into a useful utility room with wc. Upstairs, the layout was completely redesigned plus the entire roof replaced to create what is one of the best examples of a loft conversion we have seen in a terrace house with a beautiful master bedroom with high ceilings, velux windows and an ensuite shower room.

The first floor provides a further two bedrooms (both of which have their own built in storage) plus there is a contemporary principal bathroom suite. Outside, there is a beautiful cottage-style enclosed yard to the rear with stone built outbuilding for useful storage plus a pretty stone wall. Locally the home rests a short drive to the M6 / M58 & Pemberton's numerous shops / amenities, plus Wigan Town Centre itself. Early viewings are highly recommended on this stunning starter home.







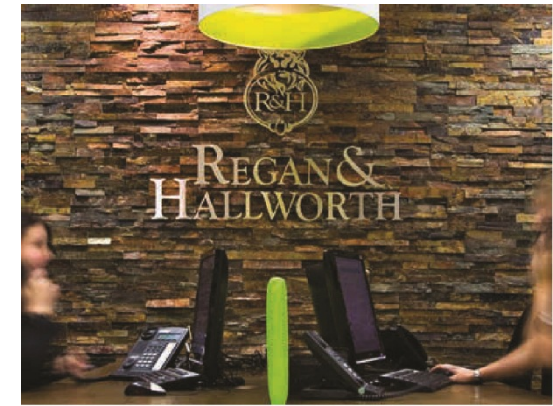


**OUTBUILDING**  
35 sq.ft. (3.2 sq.m.) approx.

**OUTBUILDING**  
8'6" x 4'1"  
2.58m x 1.25m

**TOTAL FLOOR AREA : 1151 sq.ft. (106.9 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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