

FOR SALE

Wisteria , Marylebone Place, Marylebone, WN1 2NS

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



Wisteria , Marylebone Place, Marylebone, WN1 2NS

Exceptional executive detached family home with wonderful views across Haigh Estate.



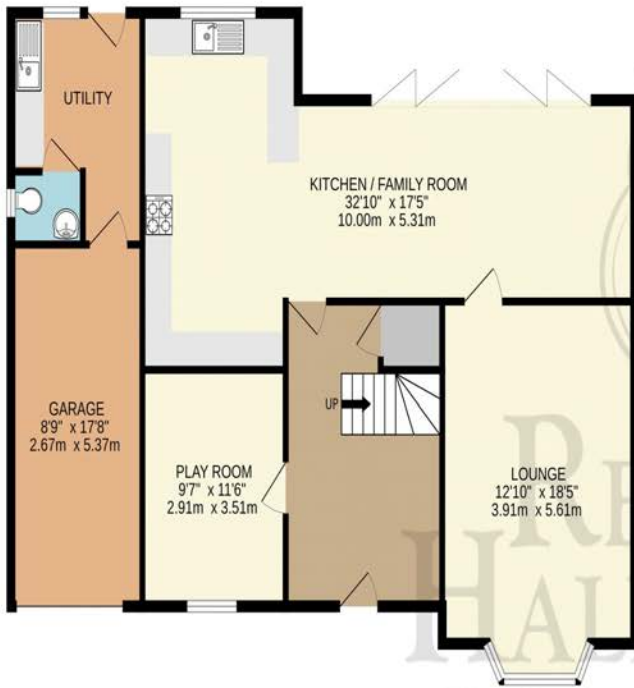
- Stunning executive detached family home
- Luxury, high spec finish throughout
- Wonderful views across Haigh
- Parking for 5 / 6 cars
- 5 bedrooms / 3 reception rooms
- Superb, open plan kitchen diner
- Stylish, landscaped plot
- 2351 SQFT

Enviably tucked away down a secluded & private road in one of Wigan's most prestigious settings & enjoying wonderful scenic views across Haigh Woodland Park to the rear - Wisteria is an exceptional, individually built executive home has has been constructed to exacting standards throughout. The property itself is arranged over two floors and offers a generous 2151 square feet simply stunning living space. The decor throughout is light & modern & the home in brief comprises; a large welcoming hallway with oak & glass staircase, which gives access into a study / home office / play room, a beautiful main lounge plus the sleek open plan kitchen diner with Bi-folding Doors that open out onto the garden. The kitchen itself is a stylish, bespoke kitchen diner & comes complete with granite worktops & range of quality integrated appliances, spot lighting, breakfast bar & vaulted ceiling with Velux windows, plus access through into a useful rear utility room & wc cloaks. Upstairs is equally impressive, providing five bedrooms in total, two of which benefit from sleek en-suites with the superior master bedroom also enjoying a range of quality built in units and a wonderful balcony with far reaching views of Haigh to the rear, plus there is a simply stunning principal bathroom suite. Externally the plot is impeccably maintained and has been completely transformed. Professionally landscaped, the garden is notable for its privacy & wonderful views. The rear boasts a beautiful porcelain patio, synthetic lawn, a pretty cobbled wall & fixed glazed too. To the front the home enjoys lots of frontage & a spacious driveway provides ample off road parking for numerous cars & leads through to the integral garage. Locally, whilst the immediate surroundings give the impression of being in a peaceful rural setting, actually the convenience of Wigan Town Centre & its various shops, amenities and excellent schools, plus picturesque walks & trails in Haigh Country Park are all only a stone's throw away. Early viewings are essential on this exceptional executive detached home.





GROUND FLOOR
1225 sq.ft. (113.8 sq.m.) approx.



1ST FLOOR
1126 sq.ft. (104.6 sq.m.) approx.



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TOTAL FLOOR AREA : 2351sq.ft. (218.4 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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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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