

FOR SALE

72, Widdrington Road, Swinley , WN1 2LU

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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1996



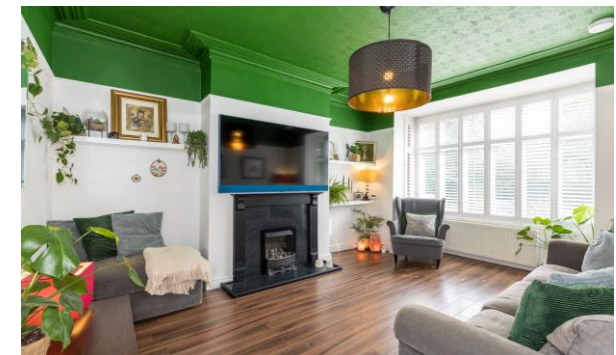
72, Widdrington Road, Swinley , WN1 2LU

Stunning & substantial family home boasting 5 bedrooms & 1438 SQFT.

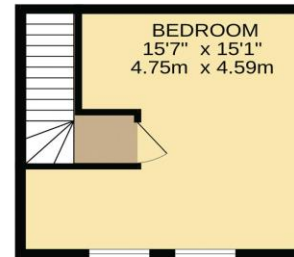
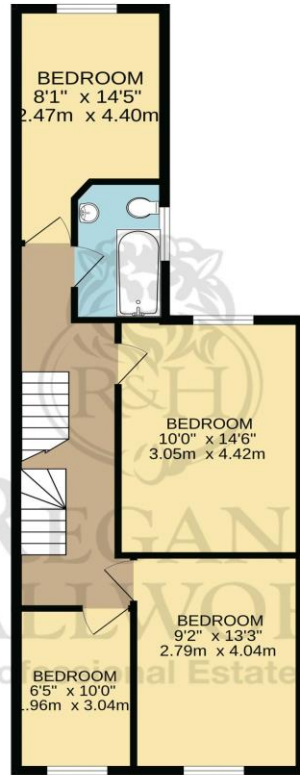
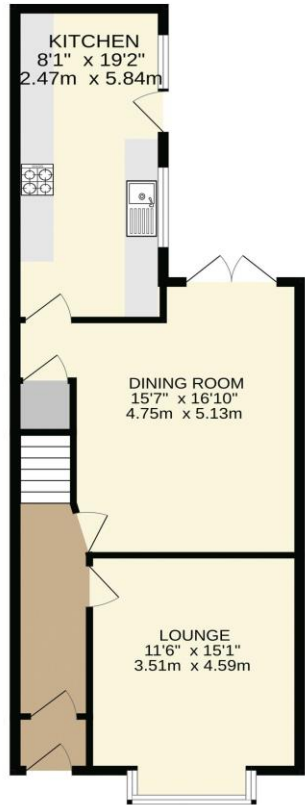


- Substantial period family home
- Superbly presented throughout
- Lovely, peaceful setting
- Fantastic value for money
- 5 bedrooms / 2 reception rooms
- Ideal for a large family
- Parking & additional garden
- 1438 SQFT

Offering exceptional internal presentation and the perfect blend of pretty, period detail fused with a contemporary finish throughout - this stunning, Victorian terrace is nestled along a quiet, secluded road that enjoys peaceful aspects overlooking Douglas Valley. Totalling a very generous 1438 square feet of much improved living space, these homes are particularly sought after for their considerable value for money and picturesque setting. Internally, the home is a credit to the current owners, with the light, fresh colour scheme perfectly complimenting the original period features such as notably high ceilings, lovely ornate coving and picture rails, plus the large feature bay windows. Our clients have altered the layout considerably here too, creating 5 bedrooms that includes a superb, professional loft conversion (all done to building regs). It is very rare to find a 5 bedroom home of this quality in this price range, so any growing families, or clients that work from home should take a much closer look. The ground floor in brief comprises; a main hallway, spacious front lounge with feature fireplace & bespoke shutter blinds, a beautiful rear dining room with French Doors that lead outside, plus the stunning fitted kitchen. The kitchen itself is only 3 years old & is finished with stylish white units, quality flooring & a range of integrated appliances. Upstairs, there are four beautiful bedrooms to the first floor, plus superb contemporary bathroom suite & the impressive loft bedroom. Externally there is a beautiful courtyard-style rear garden which enjoys a westerly aspect, with parking for 2 cars at the front plus an additional front garden too. The home enjoys picturesque views toward Douglas Valley & Bottling Wood & also rests a stone's throw into the scenic Haigh Hall, plus is within easy reach of numerous shops, amenities, bars & cafes. Early inspection is essential.



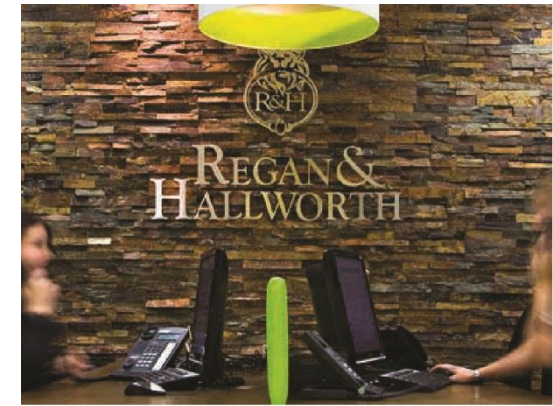




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TOTAL FLOOR AREA : 1438 sq.ft. (133.6 sq.m.) approx.

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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