

FOR SALE

38, Shaw Street, Swinley, WN1 2BD

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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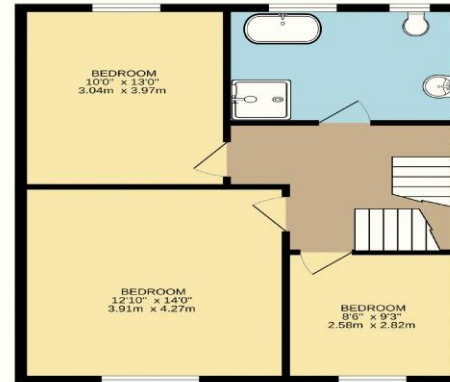
A remarkable period home offering close to 2,000 square feet of high quality living accommodation



- Unique semi-detached period home
- Loft conversion & three good sized beds
- Generously sized south facing garden
- Spacious and Characterful home
- Detached self-contained annexe/studio
- Bespoke kitchen extension
- Driveway for off road parking
- 1949 SQ.FT.

Boasting a contemporary cedar-clad extension to the side and a bespoke detached self-contained studio at the rear, this unique period home is a must-see. If you are seeking a spacious and characterful home with the perfect self-contained space for working from home or hosting visiting guests, then 38 Shaw Street deserves a closer inspection. Sympathetically updated by the current owners to a very high standard, the home seamlessly blends period features with modern amenities and trendy interior design, perfectly catering to the tastes of modern buyers. Boasting accommodation over three floors this remarkable family home offers a luxury and substantial family bathroom, three spacious bedrooms plus a professionally converted loft room upstairs whilst downstairs there is a lovely welcoming hallway, two distinctive sitting rooms including a rear lounge with French doors into a large courtyard style garden, and the extended kitchen diner with peninsula island/breakfast bar and a 2nd set of French doors into the garden. Full double glazing and a modern gas central heating system ensures the house is nice and warm. Conveniently located close to Wigan Town Centre, Mesnes Park and local schools - internally the property provides a staggering 1949 square feet of living accommodation in total making it excellent value for money in today's fast moving market. We therefore urge buyers act swiftly to avoid missing out on this one-of-a-kind hidden gem. Outside the property has a lovely rear walled garden with a driveway to side for off road parking. The rear enjoys a southerly aspect and hides the brick built studio which has its own heating and a shower room. Attached to the studio an original outbuilding has been converted into a useful utility room.

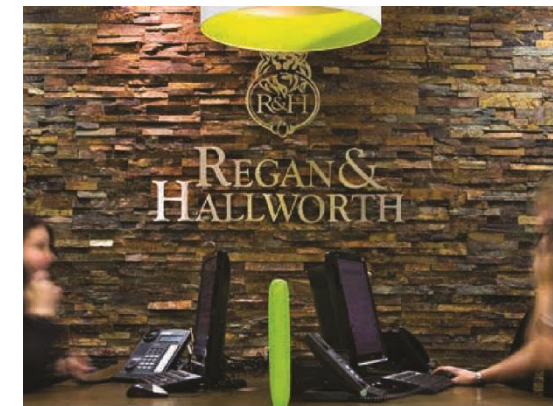




TOTAL FLOOR AREA : 1949 sq.ft. (181.1 sq.m.) approx.

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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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

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@reganhallworth

Regan & Hallworth

@reganandhallworth

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www.reganandhallworth.com