

FOR SALE

22, Balniel Walk, Whelley, WN1 3UU

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
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22, Balniel Walk, Whelley, WN1 3UU

Beautiful family home resting on the edge of Haigh Hall estate & offering 1259 SQFT.

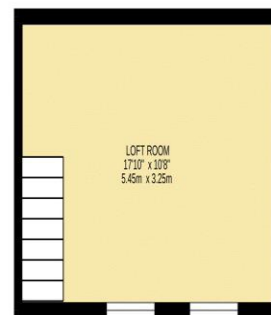
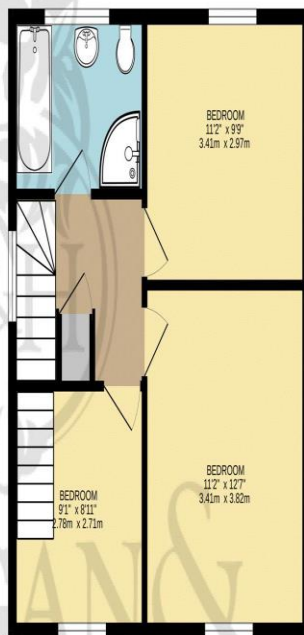
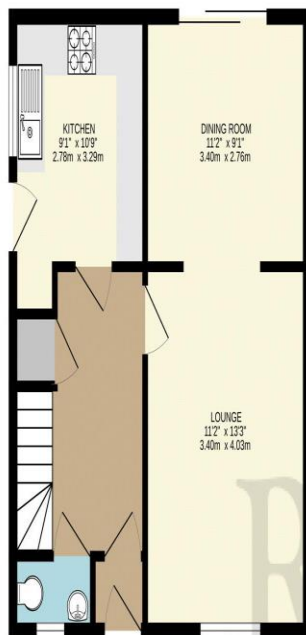


- Beautiful semi-detached home
- Professional loft conversion
- Overlooking mature trees
- Substantial corner plot
- 3 bedrooms / 2 reception rooms
- Idyllic, peaceful setting
- Easy access into Haigh Hall
- 1259 SQFT

Enviably located on the highly prized Balniel Walk in Whelley on what is comfortably the close's best spot & occupying a substantial corner plot position overlooking mature trees and next to pretty woodland - this spacious & beautifully presented semi-detached property would be the perfect purchase for a range of clients seeking a quiet, peaceful setting and excellent value for money. The home rests a stone's throw to the picturesque Plantations so access into the stunning Haigh Hall estate & its hundreds of acres of pretty woodland is literally on the property's doorstep. Homes rarely come on the market here & particularly in spots as good as this one, so early inspection is essential. Set across two floors plus a converted loft, the home totals a very generous 1259 square feet of impressive living space that in brief comprises; a welcoming entrance hallway with elegant oak staircase & wc / cloaks, there is a beautiful main lounge with feature fireplace, rear dining room plus a fitted kitchen (which has the potential to be knocked through, creating a more contemporary open plan design). Upstairs, there are three bedrooms all with fitted units, plus a modern fully tiled family bathroom suite. There is a fixed staircase which gives access to a professional loft conversion which could have various uses. Externally the plot and setting here are key selling features - the home benefits from gardens to the front, side & rear which are mature, well stocked and have patios for sitting out and enjoying the peaceful, tree-lined setting. There is ample space to the side to extend the property, should clients wish, plus there is also a driveway & detached garage for parking / storage. Early viewings are highly recommended on this superior family home.



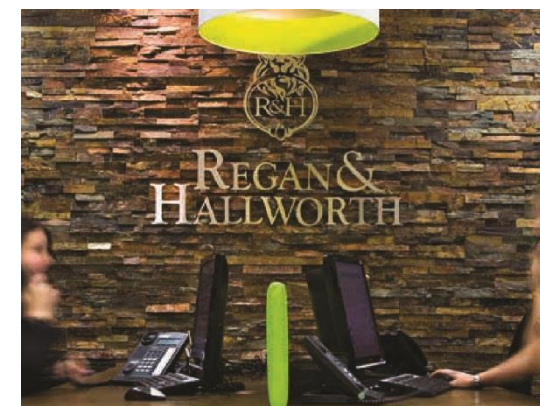




TOTAL FLOOR AREA : 1259 sq.ft. (116.9 sq.m.) approx.

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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