

FOR SALE

113, Mesnes Road, Swinley, WN1 2PJ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



113, Mesnes Road, Swinley, WN1 2PJ

Wonderful semi-detached family home offering an astonishing amount of superb living



- Substantial semi-detached family home
- Astonishing amount of floorspace
- Brimming with kerb appeal
- Generous plot & gardens
- 3 bedrooms / 3 reception rooms
- Impeccably presented throughout
- Luxury open plan kitchen diner
- 2879 SQFT

At an astonishing 2879 square feet of beautiful living space & set within a stunning plot that measures around 1/5 of an acre - this imposing & immaculately maintained, 1930s semi-detached family home simply must be viewed internally to be fully appreciated. Located at the upper end of Mesnes Road, one of Wigan's most coveted postcodes, the property comfortably occupies one of the best plots & positions. Internally the generous floorspace & family-friendly layout really helps to set the property apart from the competition, with the ground floor alone providing some 1499 square feet, making it as large downstairs as some 4 bed modern detached homes are in total. Finished to a wonderful internal standard too, our clients purchased the property just 5 years ago & have spent considerably on the home both inside and out since then. The property has been extended to the rear & then cleverly remodelled from its original design. All new floorings, new plasterwork, a stunning living kitchen & quality bathroom are just some of the additions the home has benefitted from. The property in brief comprises; a large welcoming hallway, a main front lounge with feature bay window & gas fire plus a Speakeasy-style hidden access into a smart garage conversion which has been turned into a trendy bar / games room. To the rear is the excellent open plan living kitchen which is the home's real stand out feature & the perfect area for families and entertaining alike. The kitchen is finished with a range of quality integrated appliances, a large central island unit with Quartz tops & sleek bi-folding doors that open out onto the garden. Beyond the kitchen is a useful utility room. Upstairs, the home offers four good sized bedrooms to the first floor, plus a luxury, remodelled & generously sized principal bathroom, with two further loft rooms accessed via bedroom 4. Externally the property enjoys notable frontage, set back from the road with an impressive block-paved driveway that our clients have created, resulting in off road parking to 6 / 7 cars, plus there is access to a garage. To the rear, the spacious garden is mature, private & not overlooked. The rear of the property enjoys a stylish contemporary look courtesy of the smart new render plus there is a superb Indian Stone patio area for sitting out too. Viewings are essential.



GROUND FLOOR
1499 sq.ft. (139.3 sq.m.) approx.

1ST FLOOR
744 sq.ft. (69.1 sq.m.) approx.

2ND FLOOR
636 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 2879 sq.ft. (267.4 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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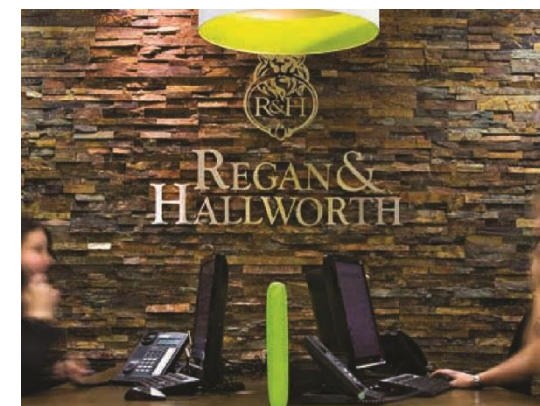
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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