

**FOR SALE**

3, Regent Street, Hindley , WN2 3HG

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996





### 3, Regent Street, Hindley , WN2 3HG

*A unique extended & modernised character bungalow with extensive gardens & double garage.*



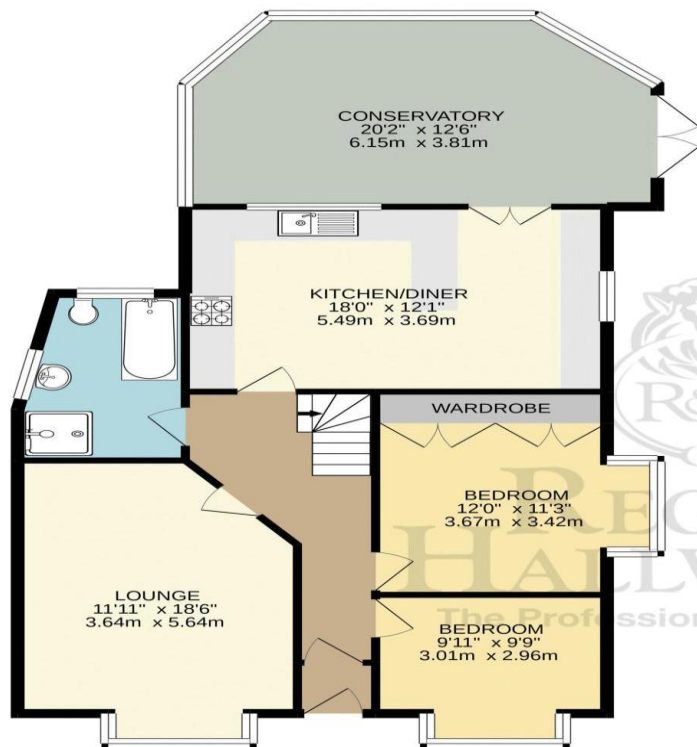
- Spacious semi-detached bungalow
- Superbly presented throughout
- Quiet cul-de-sac position
- Detached double garage
- 2 bedrooms plus loft room
- Extensive gardens & driveway
- Close to Hindley Town Centre
- 1696 SQFT

Tucked away In a lovely quiet cul-de-sac this pretty traditional bungalow has been substantially extended to the rear and into the loft to provide a generous and versatile layout totalling 1696 square feet of unique accommodation that perfectly blends the property's original character with a stylish modern finish. A beautiful home that belies its quaint exterior the property will equally suits families or those wishing to downsize to a more easily maintained home with presentation throughout to an exceptional standard. The property also boasts a substantial plot with private gardens to front and rear together with a driveway to side that leads to hardstanding and a detached double garage (with water, power and lights). There is also a large additional plot of land to rear which offers extensive lawned areas. Viewing is absolutely essential to appreciate the wealth of accommodation and outside space that this property offers and will reveal a stunning home full of surprises. Because of the age of the property there are lots of nice traditional features found throughout such as good ceilings heights, bay windows and fireplaces and briefly comprises of a welcoming entrance hallway with oak 1930s style doors and a spindle staircase, gorgeous living room with wood burner, two downstairs bedrooms (one with fitted robes), a good sized modern bathroom with four piece suite plus at the heart of the home an extended and recently upgraded high gloss kitchen diner in grey with breakfast bar and range of built of appliances. Off the kitchen there is a large conservatory providing another spacious room with living and dining space enjoying aspects over and with direct access to an extensive patio for outside living. Upstairs the loft has been skilfully converted into another room providing nearly 300 square feet of extra living space with storage in the eaves. Other benefits include gas central heating and full double glazing.

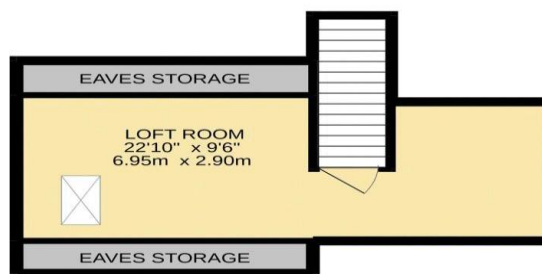




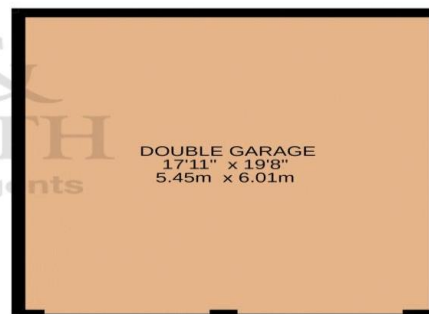
GROUND FLOOR  
1056 sq.ft. (98.1 sq.m.) approx.



1ST FLOOR  
287 sq.ft. (26.7 sq.m.) approx.

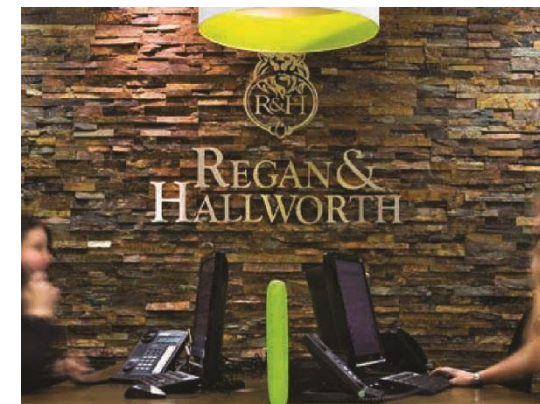


GARAGE  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 1696 sq.ft. (157.5 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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