

FOR SALE

3, Canal Row, Haigh, WN2 1NA



3, Canal Row, Haigh, WN2 1NA

Stunning stone cottage tucked away in peaceful rural location with canal-side aspect

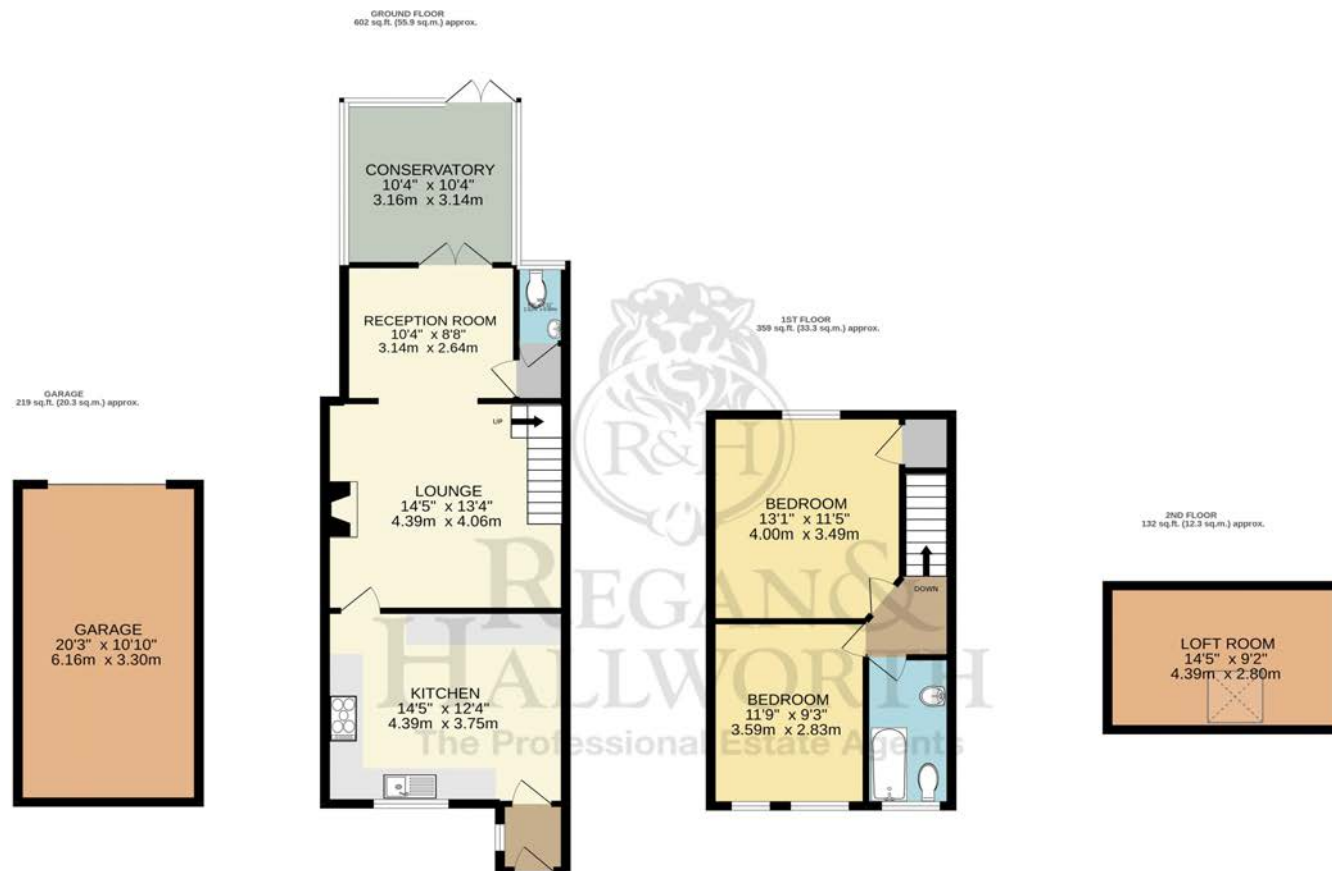


- Stunning stone cottage
- Idyllic canal-side setting
- Impeccably presented throughout
- Substantial overall plot
- 2 bedrooms / 3 reception rooms
- Luxury high spec kitchen
- Parking & detached garage
- 1312 SQFT

Enviably tucked away in a little-known & idyllic rural setting in the highly coveted area of Haigh & enjoying stunning views across open fields to the front, plus a peaceful canal-side aspect at the rear - this beautifully presented and much improved stone cottage offers buyers the rare opportunity to purchase something that perfectly balances the calming rural feel of living in the country, whilst still being just a short drive to both the M6 & M61 motorways, plus the village of Standish & Wigan Town Centre itself. Canal Row is a small collection of pretty, stone cottages that rarely come on the market & are ideally situated just off the top of Red Rock, in Haigh. Number 3 Canal Row is impeccably presented throughout, plus is brimming with numerous charming period features, such as timber beams, exposed stone feature walls & period fireplaces; all of which are complimented perfectly by the home's more modern touches. The property is arranged over two floors and because of the loft conversion plus the spacious conservatory & extension, the home now provides a sizeable 1312 square feet of living space. Interestingly, our clients have added significantly to the property over recent years too, installing a sleek, high spec fitted kitchen, adding new flooring throughout the ground floor, replacing all the windows & rebuilding the superb rear sun room with insulated roof. The result is a stunning living space which comprises in brief of; a front porch, luxury fitted kitchen with quartz worktops, central island unit, trendy herringbone floor & Belfast sink, plus a range of quality integrated appliances. To the rear is a cosy lounge with smart log burner & beautiful exposed stone wall, which in turn flows nicely into the rear extension with new roof lantern & updated wc / cloaks, plus the newly built rear sun room with insulated roof & composite tiles. Upstairs there are two bedrooms, with the master boasting a beamed and vaulted ceiling & original rustic doors. The luxury fitted principal bathroom suite is a stunning addition to the home & boasts an elegant free standing, roll top bath. The useful loft room complete the upstairs arrangement. Externally the home boasts a very spacious overall plot which from front to back is in excess of 280ft in length. There is off road parking to the front and rear with far reaching views across open countryside whilst the rear provides a private garden with patio area & detached garage.

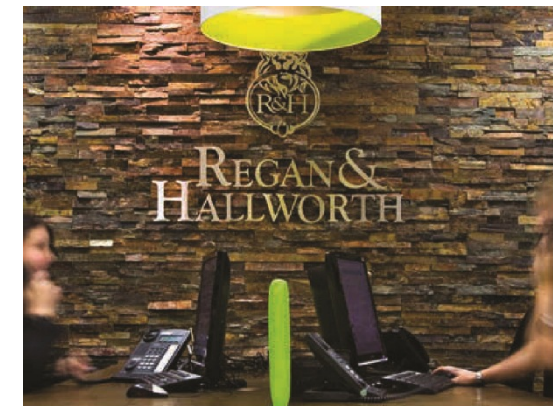






TOTAL FLOOR AREA : 1312 sq.ft. (121.9 sq.m.) approx.

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.
Made with Metropix ©2022



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

rightmove

onTheMarket.com

The Property Ombudsman

LR Finance

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.

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com