

FOR SALE

117, Mesnes Road, Whitley , WN1 2PJ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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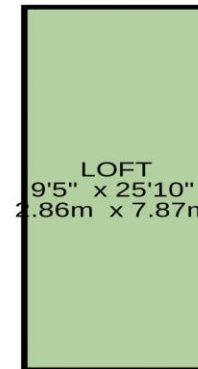
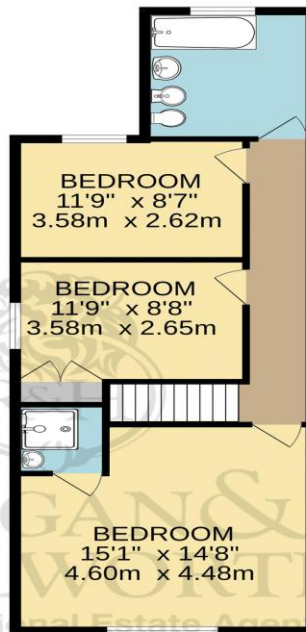
Elegant family home with wonderfully maintained garden & 1387 SQFT.



- Elegant 1920s semi-detached home
- Brimming with kerb appeal
- Highly prized main road setting
- Viewings essential
- 3 bedrooms / 3 reception rooms
- Impressive amount of floorspace
- Stunning rear garden
- 1387 SQFT

Enjoying lots of pretty, eye-catching kerb appeal & boasting beautiful internal presentation throughout - this wonderful, semi-detached family home is brimming with lovely period features, such as impressive high ceilings, large bay windows & ornate original stained glass, yet has been carefully improved and maintained over the years, resulting in a wonderful living space that perfectly balances the character of the property with a quality finish. Interestingly, this is the only pair of this particular style of semi along the road, making it an excellent opportunity to purchase an instantly recognisable home & one that should not be missed. Locally, the property is enviably positioned at the upper end of Mesnes Road, benefitting from being a short walk away from Woodfield Primary School (and notably is within the catchment for Woodfield too), Plantation Gates & the picturesque Haigh Hall Country Park. Built in the mid 1920s, internally the property totals an impressive 1387 square feet of living accommodation that in brief offers; a hallway, two elegant reception rooms and a modern fitted kitchen, beyond which is a wc / cloaks and modern Upvc conservatory with pleasant views of the garden. Upstairs there are three generously sized bedrooms with an en-suite shower to the master bedroom and a modern principal bathroom suite. Additionally there is a spacious loft which is floored & boarded out & accessed via a ladder. Externally the garden here is another key feature of the home & is a credit to the current owners. The gardens are private, well stocked with various pretty plants and flowers plus there is a lovely Indian Stone patio area for sitting out. To the front is a driveway providing ample off road parking. Viewings are essential to appreciate the quality & charm of this beautiful home.



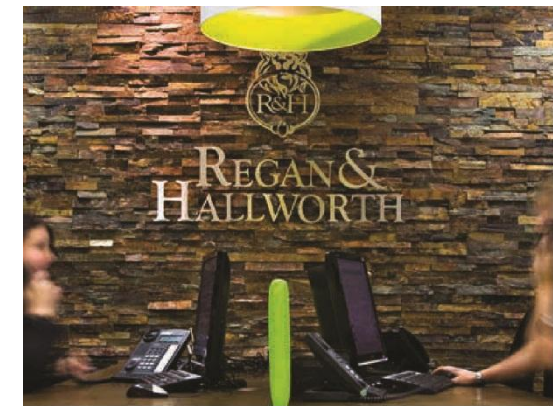


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TOTAL FLOOR AREA : 1387 sq.ft. (128.9 sq.m.) approx.

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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