

FOR SALE

12, Pearl Street, Gidlow , WN6 7HL

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



12, Pearl Street, Gidlow , WN6 7HL

Stunning 1930s semi-detached home presented to the highest of standards.



- Stunning semi-detached home
- Impeccably presented throughout
- Large rear garden
- Sought after residential area
- 3 bedrooms set across 3 floors
- Superb open plan design
- Driveway to the front
- 1227 SQFT

Stunningly presented throughout and benefiting from a number of impressive enhancements over recent years - this immaculate, 1930s semi-detached home provides a surprising 1227 square feet of impeccably presented living space that simply must be viewed to be fully appreciated. The presentation from top to bottom here is superb, with the home befitting from both extensions to the rear and upstairs in the loft & as a result should prove popular with a range of buyers - from young professionals / families seeking a turn-key property, to any clients downsizing & seeking a home of genuine quality. Whilst the finish is undoubtedly modern, our clients have been careful to retain the traditional feel of the home, so feature high ceilings with pretty ornate coving & feature bay windows have all been balanced cleverly with the contemporary finish. Smart, bespoke shutter blinds give the home a real sense of quality & our clients have also redecorated everywhere, changed floorings and recently installed a luxury, high spec principal family bathroom. In brief, a welcoming entrance hallway leads into a spacious lounge with feature fireplace & bay window. To the rear is an elegant dining room with access into a modern fitted kitchen plus there is a conservatory with pretty aspects of the garden. Upstairs, the home provides two bedrooms to the first floor plus the stunning fully tiled principal bathroom. There is a wonderful additional bedroom in the converted loft space too. Externally the property occupies a generous overall plot, with the rear garden being much larger than average. To the front is a driveway providing off road parking. Early viewings are essential to appreciate the quality of this superb home.

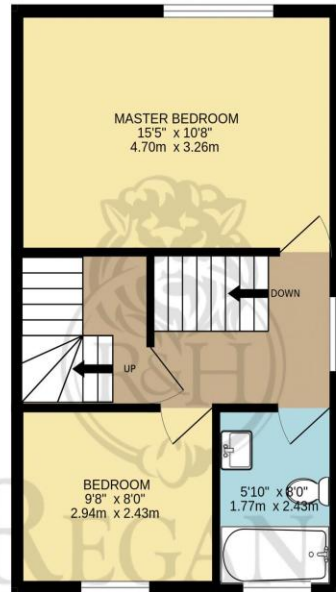




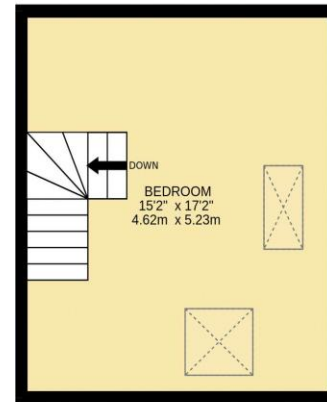
GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



2ND FLOOR
260 sq.ft. (24.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1227 sq.ft. (114.0 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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Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further 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 for you.

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