

FOR SALE

22, Woodhouse Lane, Wigan, WN6 7LF

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



## 22, Woodhouse Lane, Wigan, WN6 7LF

*Substantial bay fronted period home with large plot & detached double garage / office.*



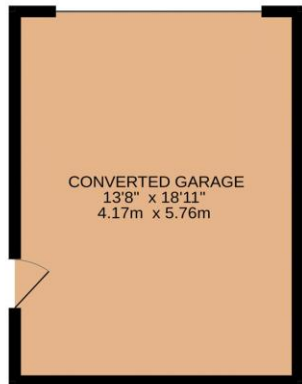
- Stunning period end terrace
- Stylish internal finish
- Superb corner plot position
- Ideal starter home
- 3 bedrooms / 2 reception rooms
- Generous amount of floorspace
- Double garage / office
- 1341 SQFT

Boasting a wealth of stylish modern interiors & providing a very substantial 1341 square feet of impeccable living space - this hugely impressive Victorian end terrace is brimming with eye catching kerb appeal and offers buyers the rare chance to purchase something truly special. Set across two floors of genuinely impressive living space that has been expertly modernised, the quality of fixtures and fittings here really set this superb home out from the crowd & any buyers seeking a turn key home that they can simply move into, should take a much closer look at Number 22 Woodhouse Lane. Furthermore, the home rests on an excellent corner plot which is much larger than commonly found on these types of property, plus there is a driveway & double garage (a rear rarity on these homes) which has been converted by the current owners into a smart garden room / home office (though still retains the garage door so could easily be reinstated into a usable garage should clients wish). Internally the ground floor comprises; a large welcoming hallway, off which are two generously sized reception rooms which have been opened up to create a flowing open plan design. The front lounge boasts a feature bay window whilst the dining room has French Doors that open out onto the garden. Beyond this is a sleek, contemporary fitted kitchen. Upstairs, the property provides 3 beautifully presented bedrooms, plus there is a quality family bathroom suite. Externally, the plot here is a key feature of the home, with the property benefiting from a corner position & gardens that extend to the front, side and rear. The plot has been beautifully landscaped & comprises Indian Stone paving & lots of privacy. There is also a large driveway for ample off road parking. Early viewings are highly encouraged on this superb home.





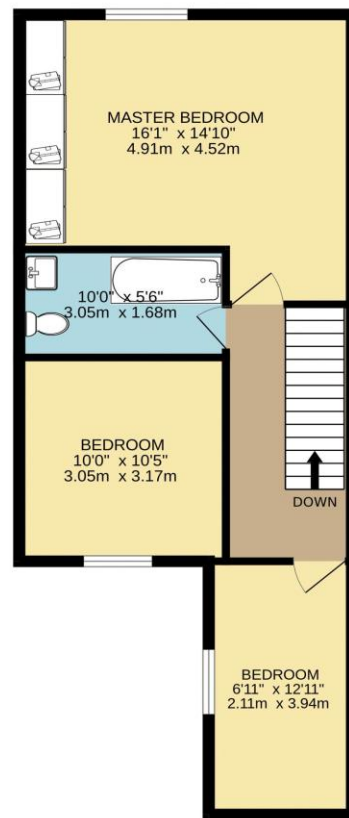
OUTBUILDINGS  
259 sq.ft. (24.0 sq.m.) approx.



GROUND FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1341 sq.ft. (124.6 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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