FOR SALE

173, Wigan Lane, Swinley, WN1 2NH

REGAN & HALLWORTH
The Professional Estate & Letting Agents

EST 1996



173, Wigan Lane, Swinley, WN1 2NH

Exceptional 1930s semi-detached family home with enviable elevated position.



- Stunning 1930s semi-detached home
- Superior open plan design
- Highly prized setting
- Pretty garden to the rear
- 3 bedrooms / 2 reception rooms
- Full width rear extension
- Enviable elevated position
- 1080 SQFT

Benefitting from a superb, elevated position and a highly prized main road location that rests a stone's throw to the stunning Plantations & Haigh Hall, whilst also being within the catchment for the outstanding Woodfield Primary School - this exceptional 1930s semi-detached family home boasts impeccable internal presentation, and early viewings are highly recommended. Benefitting from a full width rear extension & superior open plan layout, the ground floor in particular here is a key selling feature. Totalling a sizeable 1080 square feet of living space, the pretty 1930s style, coupled with an elegant, contemporary edge that boasts quality fixtures & fittings throughout should prove very popular with modern buyer's tastes.

In brief the property comprises a welcoming entrance hallway with newly laid herringbone style LVT (which runs through most of the ground floor) & access into a ground floor wc / utility room, stunning front lounge with beautiful, coved ceiling, built-in alcove cupboards & a feature fireplace. To the rear is a spacious sitting room / second reception which flows effortlessly into the sleek open plan kitchen diner extension. This wonderful open plan area really acts as the hub of the home & is ideal for families and entertaining alike. The kitchen is finished with a range of integrated appliances, a breakfast bar plus French Doors that lead out onto the garden. Upstairs, there are three good sized bedrooms plus a stunning, fully tiled principal bathroom suite.

Externally, the gardens are another excellent selling feature of the home, the rear is very mature and private, with a 2 car driveway providing off road parking at the bottom of the garden (accessed via Bellingham Mount). To the front, the garden effectively screens the property from the road & because of the elevated setting the house enjoys a lovely position & aspect too. Locally, the beautiful Plantations are a short walk away, whilst the town centre and various amenities within the Swinley area also easily accessible. Early viewings are essential on this stunning family home.



























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GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.

1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1080 sq.ft. (100.3 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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