



179, Hinckley Road, Laffak, WA11 9JX

Asking Price £260,000

*David
Davies* *Collection*

179, Hinckley Road, Laffak, WA11 9JX

- EPC: C
- Council Tax Band: B
- Three Bedrooms
- Modern Kitchen Diner
- Large Driveway
- Tenure: Leasehold - 943 Years Remaining
- Extended Semi Detached
- Two Bathrooms
- Multi Use Reception Room
- Stunning Private Rear Garden

This absolutely stunning three-bedroom semi-detached home is presented to an exceptional standard throughout and perfectly showcases modern family living, complemented by a beautifully private rear garden and versatile extended accommodation.

A standout feature of the property is the full-length side extension, thoughtfully designed to create an additional multifunctional room alongside a stylish ground floor bathroom. This flexible space would be ideal as a fourth bedroom for those requiring ground floor living accommodation, but could equally serve as a playroom, second sitting room, home office, or guest suite depending on individual needs.

The ground floor briefly comprises an entrance porch, welcoming hallway, a spacious and beautifully presented front living room, and a stunning open-plan kitchen diner, creating the perfect hub for both everyday family life and entertaining.

To the first floor, the landing provides access to three generously proportioned bedrooms and a modern three-piece shower room, finished to a high contemporary standard.

Externally, the property continues to impress with a large driveway providing off-road parking for up to three vehicles.

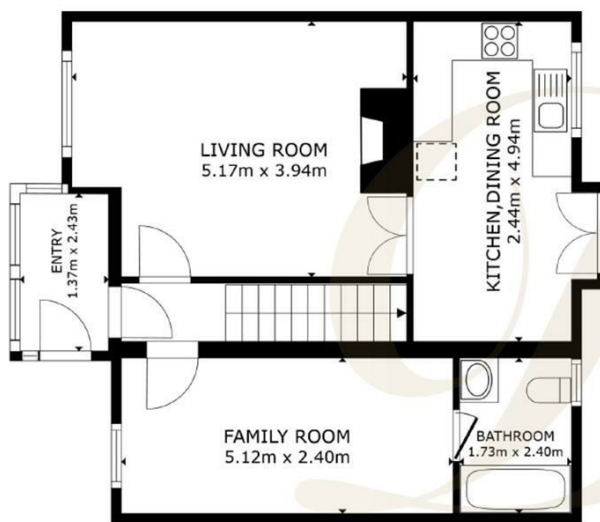
To the rear is another true highlight of the home — a private, landscaped garden designed for relaxation and entertaining. Featuring multiple seating areas, a charming home bar, and an attractive fish pond, this outdoor space offers a tranquil and unique setting to enjoy throughout the year.

Combining style, versatility, and exceptional presentation, this superb home must be viewed internally to fully appreciate the quality and space on offer. Early viewing is highly recommended.

EPC: C







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 59.1 m² FLOOR 2 34.5 m²
TOTAL: 93.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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David Davies

