



Hall Lane, Wigan, WN2 2SS

Price £430,000

Built in 1813, this beautiful 4 Bedroom Detached stone cottage is located in a highly popular semi rural location that is a short drive from excellent local schools, amenities and transport link including Hindley Train Station and the M61 motorway making it ideal for those requiring commuter links. Set on a generous plot with beautiful open countryside views to the rear the property has been well maintained by the current owners but offers huge potential throughout including further extensions subject to obtaining the necessary planning permissions. The accommodation briefly comprises: Porch, Living Room, Reception 2, Kitchen / Diner and a downstairs bedroom. To the first floor there is a large staircase and a generous landing which could be partitioned to create a 5th bedroom, a master bedroom with ensuite bathroom with 4 piece suite, two further bedrooms and a family bathroom with three piece suite in white. Externally there is a generous rear garden with ample off road parking leading to a detached double garage with adjoining potting shed, a detached conservatory which offers spectacular views across open countryside and immaculately maintained garden with large patio area, lawn, well stocked borders and mature plants, shrubs and small trees. To the front there is a small low maintenance garden with parking to the side elevation.

Internal viewing is a must to appreciate the wealth of accommodation on offer in this stunning property that is full of character throughout.



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GROUND FLOOR

Porch

Accessed via wooden front door with UPVC double glazed window, tiled flooring, centre light, door leading to lounge.

Lounge

To the front elevation with door leading to the inner hallway and door leading to bedroom 4. Carpeted flooring, centre light, gas central heating radiator. Original timber beams on ceiling, Modern electric fire with surround.

Reception 2

Accessed from the Kitchen / Diner and to the front elevation. Built in storage cupboard. Carpeted flooring, centre light and wall lights, gas central heating radiator. UPVC Double Glazed windows to the front and side elevation. Decorated wooden beams on ceiling, Gas fire with surround.

Kitchen / Diner

Fitted with a range of wall and base units in beech and worktops to compliments, 1 and ½ sink with drainer, integrated fridge / freezer, double stoves oven with gas hob and extractor, plumbed for washing machine, tiled walls and tile flooring, inset spot lights to ceiling, UPVC double glazed windows to the rear elevation, UPVC double glazed door leading to the side elevation, door with access to storage cupboard.

Bedroom 4

To the front / side elevation with carpeted flooring, UPVC double glazed window to the side elevation, wall mounted radiator, original timber beams in ceiling, centre light, access to under stairs storage area.

FIRST FLOOR

Stairs / Landing

Wide staircase with split landing area leading to the first floor accommodation. Centre light, wall mounted radiator, carpeted flooring.

Landing Area / Study

To the front elevation and offering access to the bathroom, bedroom 2 and UPVC double glazed window to the front elevation. Carpeted flooring, centre light. Access door to inner hallway offering access to Master Bedroom and Bedroom 3.

Master Bedroom

To the front elevation with UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, centre light and wall lights, fitted robes, door leading to ensuite bathroom.

Ensuite

To the rear elevation with 4 piece suite comprises of W.C., pedestal and basin with chrome mixer tap to compliment, bidet with chrome mixer tap, shower area with curved glass with shower over head, access door to the storage cupboard, wall mounted radiator, UPVC double glazed window to the rear elevation.

Bedroom 2

To the front / side elevation with UPVC double glazed window to the side elevation, wall mounted radiator, centre light, built in robe, carpeted flooring.

Bedroom 3

To the rear elevation with UPVC double glazed window, wall mounted radiator, centre light, carpeted flooring.

Bathroom

To the rear elevation with 3 piece suite comprises of W.C., pedestal and basin, panelled bath with chrome mixer taps to compliment, tiled walls, carpeted flooring, spot lights, wall mounted radiator, UPVC double glazed window to the rear elevation.

EXTERNAL

Located on a beautiful plot with open countryside to the front and rear. Low maintenance front garden with lawn, well stocked borders, driveway offering access to the side elevation.

Detached Conservatory

Brick built and UPVC conservatory to the rear of the garden with tiled flooring, centre lights, power outlets, 2 UPVC double glazed doors and beautiful views.

Detached Double Garage

Detached double garage with up and over doors with power points, storage in the roof space and access to the rear potting shed.

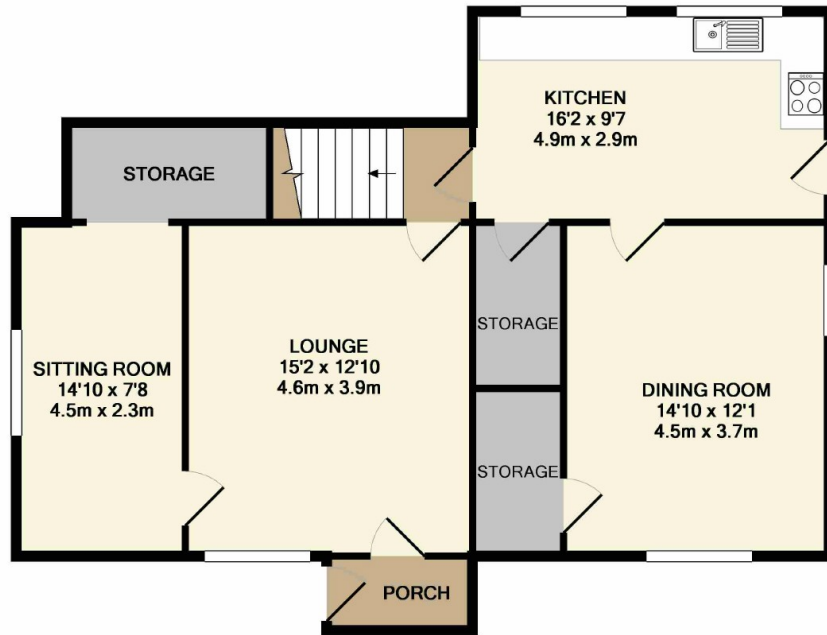
Rear Garden

Immaculately maintained private rear garden with large patio area, lawn, well stocked borders with matures shrubs, plants, flowers and trees, picturesque views.

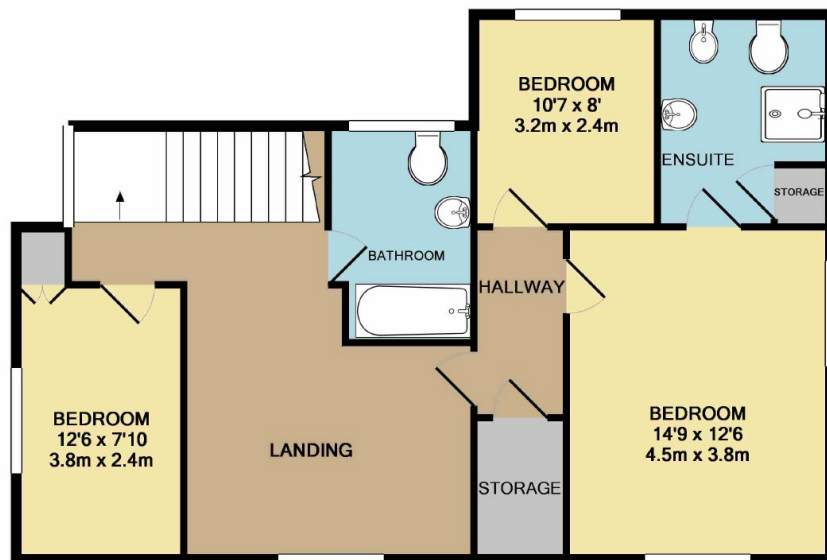
Rear Views



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GROUND FLOOR
APPROX. FLOOR
AREA 821 SQ.FT.
(76.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 800 SQ.FT.
(74.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1621 SQ.FT. (150.6 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only
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