

MORGAN H LEWIS



Asking Price £625,000

Tanpit Lane, Wigan WN3 6JY

- *Double Fronted Detached Stone Built Farmhouse
- *Surrounded by Mature Woodland Gardens
- *Situated off a Private Lane in the Heart of Winstanley
- *Walking Distance of all Amenities including Good Local Shopping and Schooling
- *Freehold Property Connected to Mains Services

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A unique opportunity to purchase a stone built double fronted detached farmhouse nestled in the centre of mature woodland gardens yet situated in the heart of Winstanley. Located down a private lane in the centre of Winstanley the farmhouse is beautifully secluded yet is within walking distance of good local shopping and schooling and all of the other amenities and services that make Winstanley so desirable. Wigan Town Centre is within easy reach and the M6 Motorway is a short drive away.

The farmhouse is Freehold and is connected to all mains services. The property offers over 1700 square feet of character filled accommodation and briefly comprises, to the ground floor, impressive reception hall, cloakroom, separate rear lounge and front dining room, fitted farmhouse kitchen and rear entrance hall.

To the first floor there is a large landing area with windows to front and rear overlooking the gardens, there are four bedrooms, three good sized doubles and a generous single, there is a family shower room and a separate WC with washbasin.

The gardens are the crowning glory of the farmhouse being well wooded offering privacy and security and surrounding the property, there are open lawned areas and patio areas, a driveway provides off road parking for multiple vehicles. The sale of the farmhouse represents a unique opportunity to acquire part of Wigan's heritage and is not one to be missed. Contact us now to arrange your viewing.

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Tan Pit Farm

Total Approx. Floor Area 1719 Sq.ft. (159.7 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

