



£250,000

2 Bell Cottages, Hall Lane, Wigan, Greater Manchester, WN2 2SH

## 2 Bell Cottages, Hall Lane, Wigan, Greater Manchester, WN2 2SH

2 Bell Cottages represents a fantastic opportunity to purchase a property full of history and character in a rural setting with the opportunity for the next owners to undertake a sympathetic refurbishment to make a family home.

The property which we understand dates to the 19th Century, previously formed part of the Leigh-Pemberton Estate, the Leigh-Pemberton family having historic links to Hindley Hall dating back to 1721. Hindley Hall Golf Club is located adjacent to the property.

Accessed via a private driveway and benefits from off road parking. The grounds are spacious and over 0.5 acres in size with the garden areas well maintained, including mature broadleaf trees and a number of outbuildings.

### Lounge

15'2" x 13'9" (4.62 x 4.18)

with carpeted flooring, feature chimney breast with fire place and log burner, feature internal sash lead window providing natural light to the entrance hallway.

### Dining Room

17'8" x 10'7" (5.39 x 3.23)

with carpeted flooring and character mullion window.

### Kitchen

15'11" x 8'7" (4.84 x 2.62)

with vinyl flooring with base and wall units incorporating a composite work surface and single stainless steel basin with the walls themselves fully tiled.

### Bathroom

6'2" x 5'2" (1.87 x 1.57)

with bath, w/c, vanity basin and part tiled walls.

### Utility Room

5'9" x 7'9" (1.75 x 2.36)

with vinyl flooring, single glazed providing access to the external area with outbuildings.

### Hallway

15'2" x 8'11" (4.62 x 2.73)

featuring a Victorian staircase which incorporates ornately designed wrought iron balustrades. Central window on the mid landing

### Bedroom 1

15'8" x 13'5" (4.77 x 4.08 (4.78 x 4.09))

with carpeted flooring overlooking the lawns.

### Bedroom 2

9'10" x 9'9" (2.99 x 2.97)

with built in wardrobes which incorporate a recently installed central heating boiler.

### Dressing Room

9'10" x 7'1" (2.99 x 2.16)

spacious dressing room leading to the second bedroom. This room has previously been used as a bedroom.

### Garage

Single detached garage

### Front lawn

### Rear lawn

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

