

**FOR SALE**

10, Brock Mill Lane, Wigan, WN1 2NZ

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

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## 10, Brock Mill Lane, Wigan, WN1 2NZ

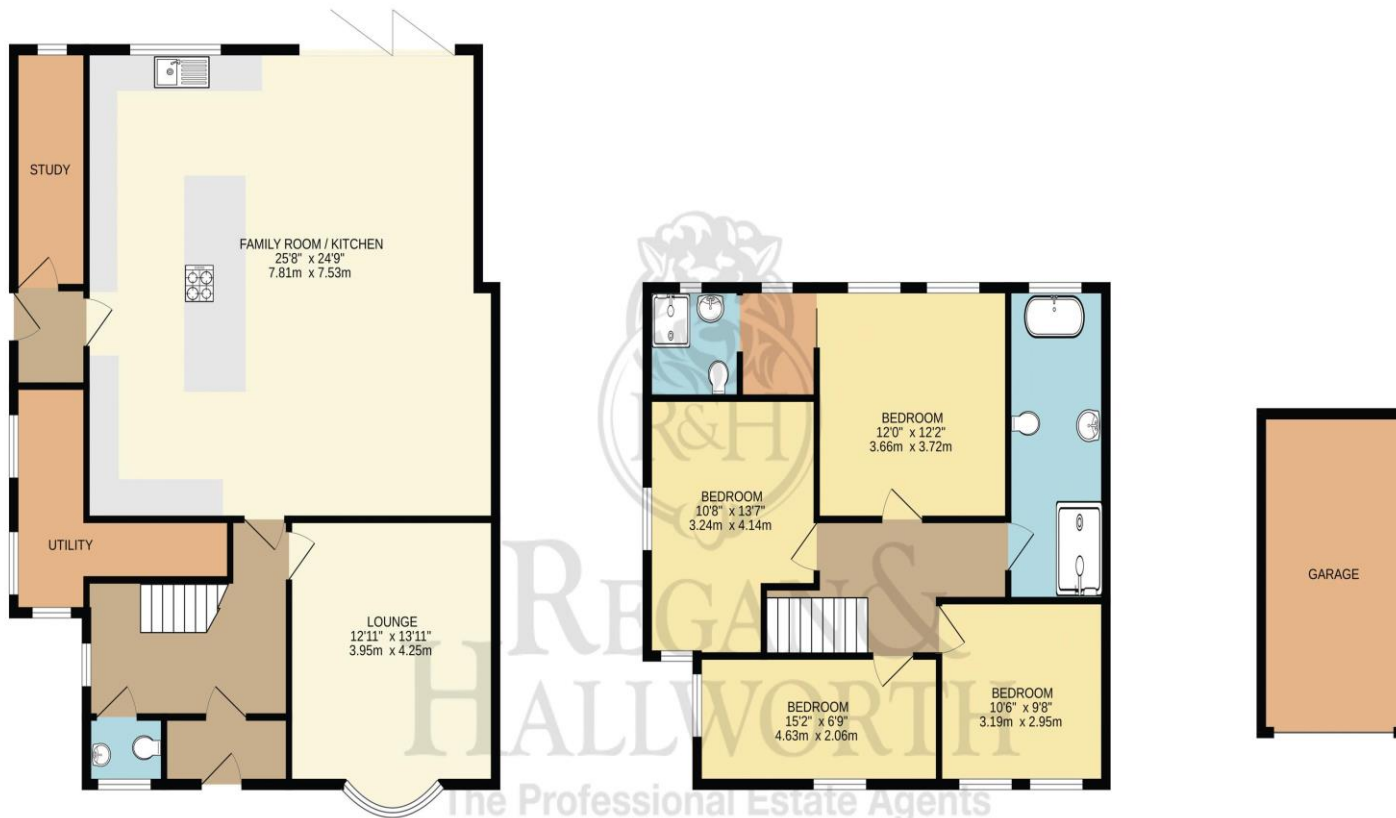
*Remarkable four bed period home showcasing 2,002 square feet of beautifully designed living space*



- Distinctive four bed period home
- Views over Haigh Plantations
- Driveway & detached garage
- Two wood burners & bifold doors
- Extended & beautifully appointed home
- Generous private gardens
- Stunning living kitchen with island
- 2002 SQ.FT.

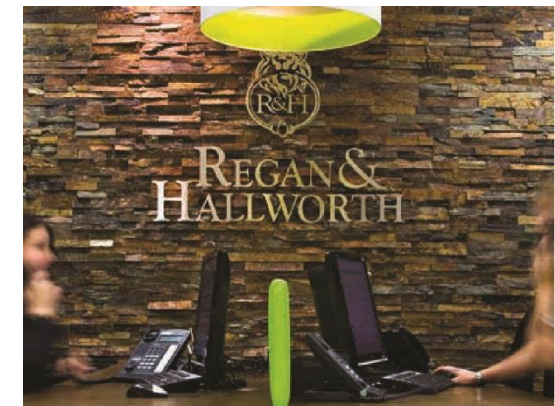
Nestled in one of Wigan's most sought-after locations, this impressive traditional semi-detached home boasts charming views over Haigh Plantations at the front. It offers an extensive 2,002 square feet of beautifully designed living space and is ideally situated within walking distance to Wigan Lane and all the amenities of Swinley/Whitley, including trendy bars, coffee shops, Haigh Hall, and the highly acclaimed Woodfield Primary School. Over the years, the property has undergone significant enhancements, including two architect-designed double-storey extensions that almost double the size of the accommodation, creating a home of true distinction. The interior has been meticulously crafted and renovated into an exceptional, versatile family home. This transformation seamlessly merges period details and character with a modern, open-concept layout. The result is a home that harmonizes historical charm with contemporary design, ensuring both beauty and functionality. Every modern feature and amenity has been thoughtfully incorporated, creating a space that is timeless and perfectly suited to today's lifestyle. With so much to offer and unique charm, viewing is the only way to truly appreciate the wealth of features at 10 Brock Mill Lane. Notable highlights include a formal lounge with a wood burner and bay window, a stunning open-plan kitchen fitted with hand-made cabinets and a magnificent central entertaining island, bifold doors, and a feature fireplace with wood burner. Additionally, there is a home office/study, utility room, four double-sized bedrooms, a large luxury family bathroom, plus a walk-in wardrobe and ensuite shower room. Outside, there is a driveway and detached garage with the property benefiting from an elevated position along the lane, with steps leading to a landscaped front garden with patios that provide a charming spot to enjoy the morning sun and pleasant open views. The rear has a sunny west facing aspect and features a generous and very private garden with a lawn, patio, and brick-built outbuilding/workshop with electricity.





TOTAL FLOOR AREA : 2002 sq.ft. (186.0 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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