

105, Hindley Mill Lane, Hindley, WN2 4BT





## 105, Hindley Mill Lane, Hindley, WN2 4BT

*Substantial detached family home offering 2396 SQFT & a generous 1 acre plot.*



- Spacious family home
- Quiet, secluded spot
- Substantial mature garden
- Viewings essential
- 5 bedrooms / 2 reception rooms
- Unique setting
- Approx 1 acre plot
- 2396 SQFT

Tucked away at the very bottom of Hindley Mill Lane, a lovely quiet and secluded little setting where houses rarely come on the open market - this substantial, individual detached family home totals a generous 2396 square feet of well planned living space that would be ideal for a growing family. Hindley Mill Lane itself is located just off Castle Hill Road in Hindley, down a pretty tree-lined country lane alongside Hindley Cemetery.

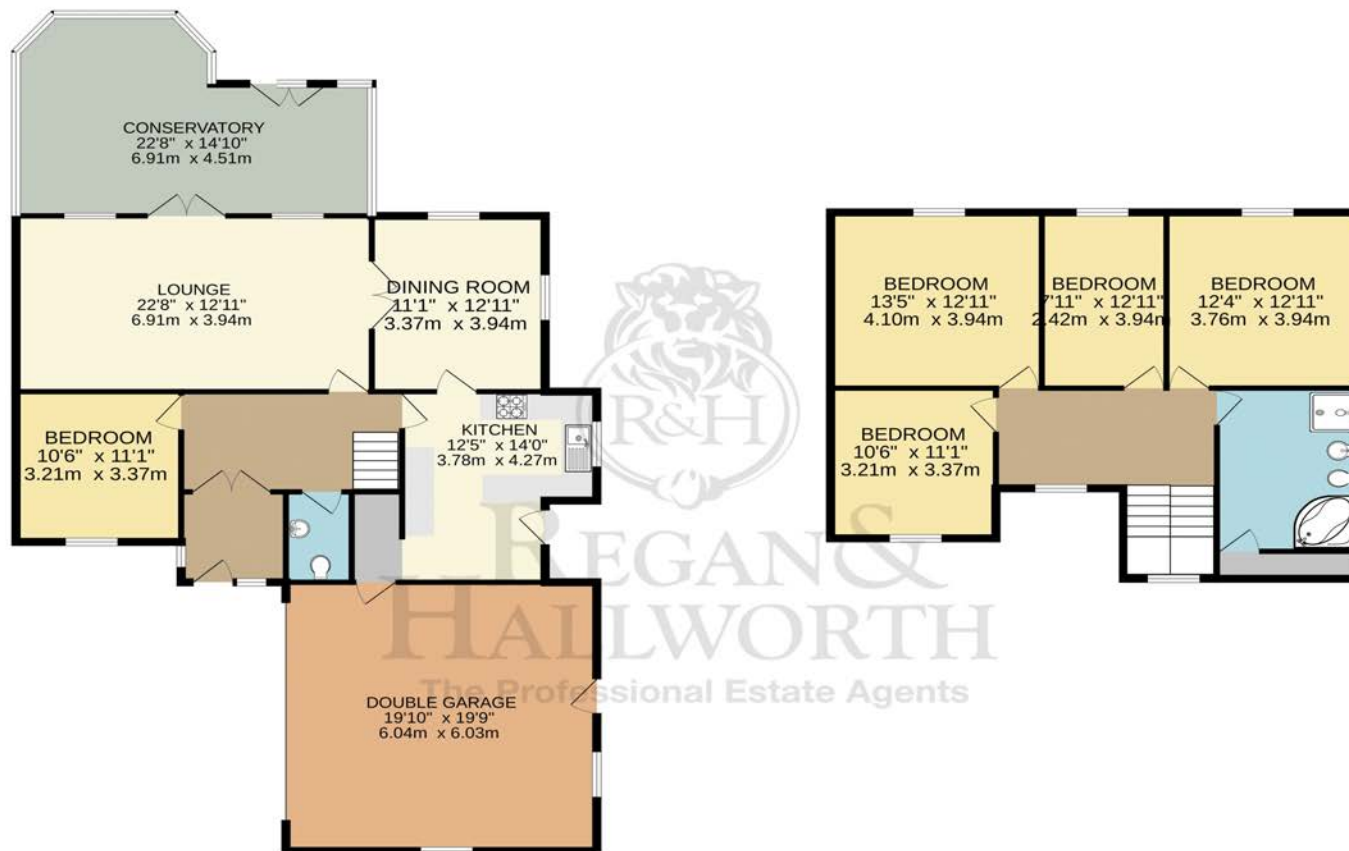
At the very bottom of the lane sits the property which occupies an extensive plot that measures approx 1 acre in size. Internally the home is set across two floors that in brief comprise; a main entrance hallway with wc / cloaks, a ground floor bedroom / possible home office, two large reception rooms, plus a spacious rear conservatory & a fitted kitchen. Upstairs, there are four bedrooms and a principal bathroom suite.

Externally, the setting and plot here are key features of the home - the gardens are extensive to the rear & measure around 1 acre. The rear is mature, well stocked and large enough to accommodate extensions should clients wish. To the front is a driveway & access into a large double garage. Locally, the train station with links to Manchester is a short walk away, as is the centre of Hindley with its many independent shops and amenities, plus local schools. Early viewings are highly recommended on this superb detached family home.









TOTAL FLOOR AREA : 2396 sq.ft. (222.6 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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