

FOR SALE

22, Brock Mill Lane, Whitley, WN1 2NZ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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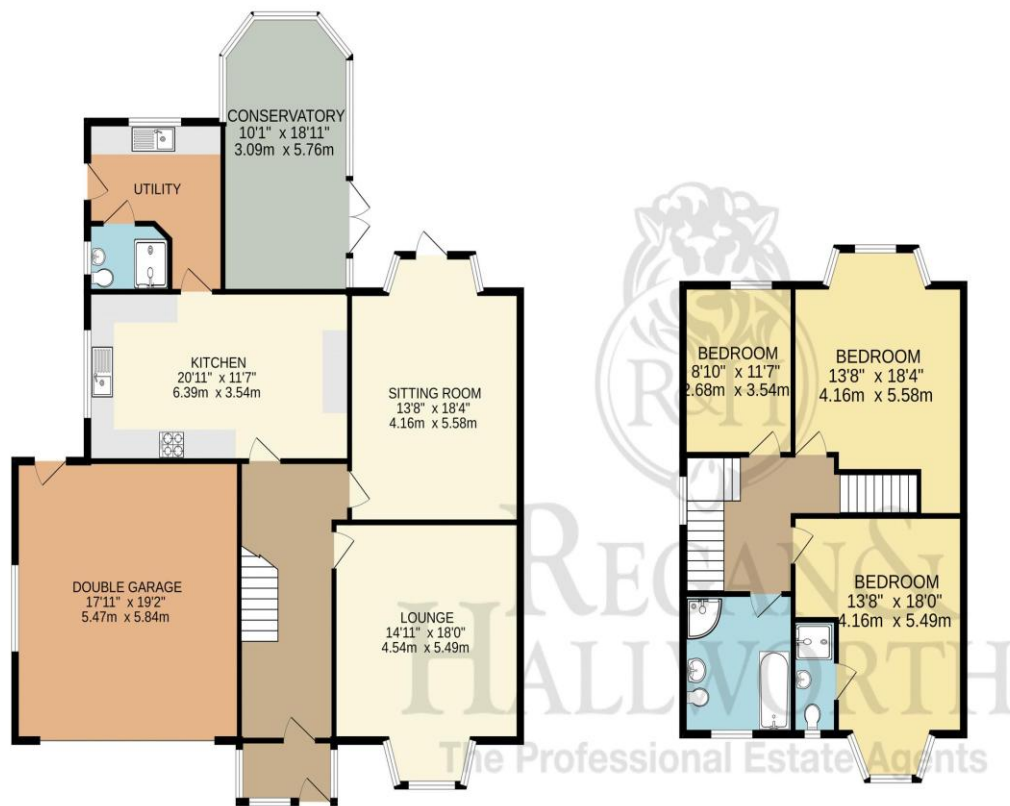
A remarkable 4/5 bed semi-detached house occupying a stunning location overlooking Haigh Plantations



- Period home of true distinction
- Overlooks Douglas Valley
- 4/5 Bedrooms / 3 Bathrooms
- No chain delay
- Peaceful tree-lined setting
- Extensive mature gardens
- Double garage
- 2756 SQ.FT.

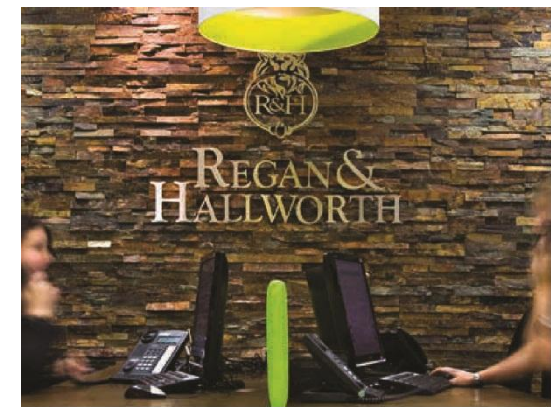
Set in a peaceful, tree-lined spot on a private road with stunning views over Douglas Valley towards Haigh Hall, this impressive semi-detached period family home presents a rare opportunity to buy in a highly desirable location. Just a short walk from Wigan Lane and the Outstanding-rated Woodfield Primary School, homes of this size and quality in such a desirable setting are seldom available. Having been a loving family home for the last 40 years the property has been extended and remodelled several times to provide an astonishing 2,756 square feet of living space that must be viewed to be fully appreciated. Internally the property is well maintained and full of character with lovely high ceilings and period details throughout. In brief it comprises; a large & welcoming entrance hallway, front lounge with large walk in bay window enjoying pleasant aspects to the front, a rear formal dining / sitting room with another bay window and access to rear garden, plus a sleek fitted kitchen diner which is finished with a range of quality integrated appliances, stone worktops and polished porcelain flooring leading through French doors into a lovely conservatory with aspects and access to a large outside patio. Off the kitchen is a useful utility room and modern shower room. Upstairs, the property provides four / five bedrooms, all of which are doubles, with three bedrooms to the first floor and an additional bedroom plus study area to the top floor. The master bed benefits from a sleek en-suite and fantastic views from a front facing bay window, plus there is a lovely four piece family bathroom suite. All the windows have been replaced and are double glazed with the front windows upgraded with feature leaded units that really enhance the exterior. The accommodation is warmed by gas central heating. Externally, the plot itself is another key selling feature of the home. Extending to approx 1/4 acre the house sits slightly elevated to the front with a long sweeping driveway leading to the attached double garage. The rear is beautifully maintained - mature, well stocked and measuring 80ft in length and enjoying a south-west facing aspect.





TOTAL FLOOR AREA : 2756 sq.ft. (256.0 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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