

FOR SALE

4, Hall Lane Grove, Hindley , WN2 2SD

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



4, Hall Lane Grove, Hindley , WN2 2SD

Exceptional detached family home sat on a large plot with open countryside to the rear



- Exceptional detached family home
- Well equipped fitted kitchen
- Modern four piece family bathroom
- SOLD WITH NO ONWARD CHAIN
- Spacious and versatile accommodation
- Five excellent sized bedrooms
- Extremely large gardens, driveway, garage
- 1666 SQ. FT.

This is an exciting and truly rare opportunity to purchase a large, detached five bed bungalow which is sat on an extremely large plot with extra land to the rear. The property is also being offered for sale with NO ONWARD CHAIN. Hall Lane Grove is a small, quiet cul-de-sac located just off Hall Lane with open countryside and woodland to the rear. This excellent property needs some modernisation but given the size of the plot there is so much potential to extend to the side, rear and up, all subject to the relevant planning approvals. Situated close to the village centre which boasts a range of amenities, schools, public transport links which include a train station, motorway networks and some truly outstanding country walks from the doorstep.

The accommodation offers just over 1600 square feet of versatile accommodation which in brief comprises of entrance hallway, large formal lounge / sitting room located to the rear, study / home office, modern fitted four-piece family bathroom, two great sized bedrooms, dining room and then a well-equipped fitted kitchen. There are stairs from the entrance hallway which lead to the first floor where there are three large double bedrooms.

Externally Hall Lane Grove has an extremely large driveway providing off road parking for several cars along with well-maintained lawned gardens to the front and side. There is an integral single garage access via the driveway. To the rear there are large lawned gardens and then a substantial extra plot of land which could be fenced off to create a larger private garden. Internal inspection is highly recommended to truly appreciate the properties potential and its totally amazing location.







REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 1666 sq.ft. (154.7 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.
Made with Metropix ©2025



rightmove

onTheMarket.com

The Property Ombudsman

LR Finance

We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com