

FOR SALE

50, Hall Lane, Hindley, WN2 2SA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



50, Hall Lane, Hindley, WN2 2SA

Totally unique period home with superb detached annexe & 0.5 acre plot.



- Wonderful period home
- Substantial 0.5 acre plot
- Ideal for multigenerational living
- Astonishing amount of floorspace
- 7 bedrooms / 5 reception rooms
- Detached 2 bed annexe
- Highly prized main road
- 4490 SQFT

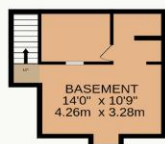
Brimming with instant kerb appeal, this exceptional semi-detached family home boasts an array of notable features making it worthy of a much closer inspection. Built in 1890 – this large Victorian property offers high quality, beautiful presentation - sympathetically in keeping with its age & retaining many original features yet all with a stylish finish. Resting on a wonderful overall plot, the home also boasts the completely unique feature of a fully self contained detached annexe which is two floors / two bedrooms & on its own is almost 1300 SQFT (making it larger than many modern 4 bed detached houses). Perfect then for anyone seeking multigenerational living / wanting to run an AirBNB style business. The main body of the house is arranged over two floors and totals around 2700 square feet (plus a cellar) comprising in brief of; large welcoming hallway, wc / cloaks, 4 reception rooms, a spacious & stunning fitted dining kitchen with island unit, pretty corian worktops, a range of integrated appliances & a utility. Upstairs there are five good sized bedrooms plus two separate shower rooms & a wc. Externally the property sits on an excellent overall plot, measuring approx 0.5 acres – The gardens are fully stocked, mature and notable for just how private they are. There is also a detached garden office and the fully self contained two storey detached annexe; itself comprising a lounge, kitchen, utility & wc plus a conservatory with two bedrooms upstairs & a modern en-suite off the master bed. The large cobbled driveway to the front sweeps round the side and rear offering ample off road parking for numerous cars. Viewings are essential to appreciate the quality of home on offer.



BASEMENT
287 sq.ft. (23.8 sq.m.) approx.

GROUND FLOOR
1454 sq.ft. (133.4 sq.m.) approx.

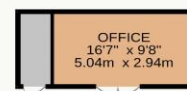
1ST FLOOR
1332 sq.ft. (123.8 sq.m.) approx.



ANNEX GROUND FLOOR
811 sq.ft. (77.2 sq.m.) approx.

ANNEX 1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.

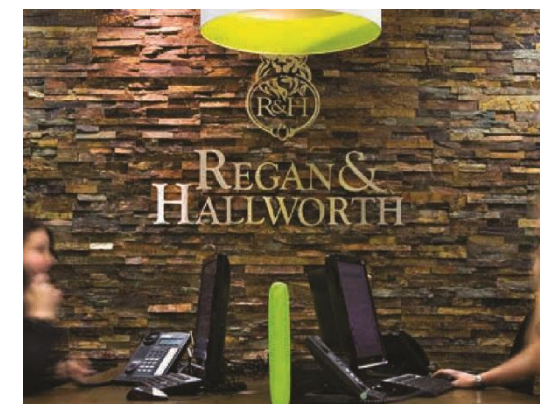
OUTBUILDING
197 sq.ft. (18.3 sq.m.) approx.



TOTAL FLOOR AREA : 4490 sq.ft. (417.1 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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