Heathfield, Toddington Lane, Haigh, WN2 1LF



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Unique, detached home in wonderful rural setting & available chain free.



- Substantial detached home
- Highly prized rural setting
- Rare opportunity
- Available chain free
- 3 bedrooms / 2 reception rooms
- Wonderful open views
- Open day access
- 1944 SQFT

Enviably positioned at the very end of Toddington Lane - a highly coveted, & peaceful rural setting positioned off Haigh Road in Haigh & enjoying simply breathtaking views on all sides across rolling countryside, taking in Winter Hill & the West Pennines. "Heathfield" offers a really rare & exciting opportunity to purchase in a setting where properties seldom come available. Resting within a superb, FREEHOLD plot that extends to approx 1 / 5 acre, the home offers wonderful potential for clients seeking a property they can make their own. Set across two floors and totalling a deceptive 1944 square feet of living space, the home in brief comprises; an entrance hallway, a large main lounge through diner with wonderful views overlooking the garden and countryside beyond, plus a ground floor bathroom with separate wc. There is also a ground floor bedroom plus fitted kitchen with utility room, whilst upstairs, there are two double bedrooms plus a shower room. Externally the setting here simply is simply exceptional. The gardens extended to the front, side and the rear. To the rear is a spacious & mature, enjoying wonderful open views. To the front is a large block paved driveway which provides ample off road parking & gives access to the double garage. Locally, the property is conveniently positioned within close proximity to M61 motorway links and the picturesque Haigh Country Park, plus Aspull's various acclaimed schools and numerous shops / amenities. Viewings are highly recommended. No chain delay.









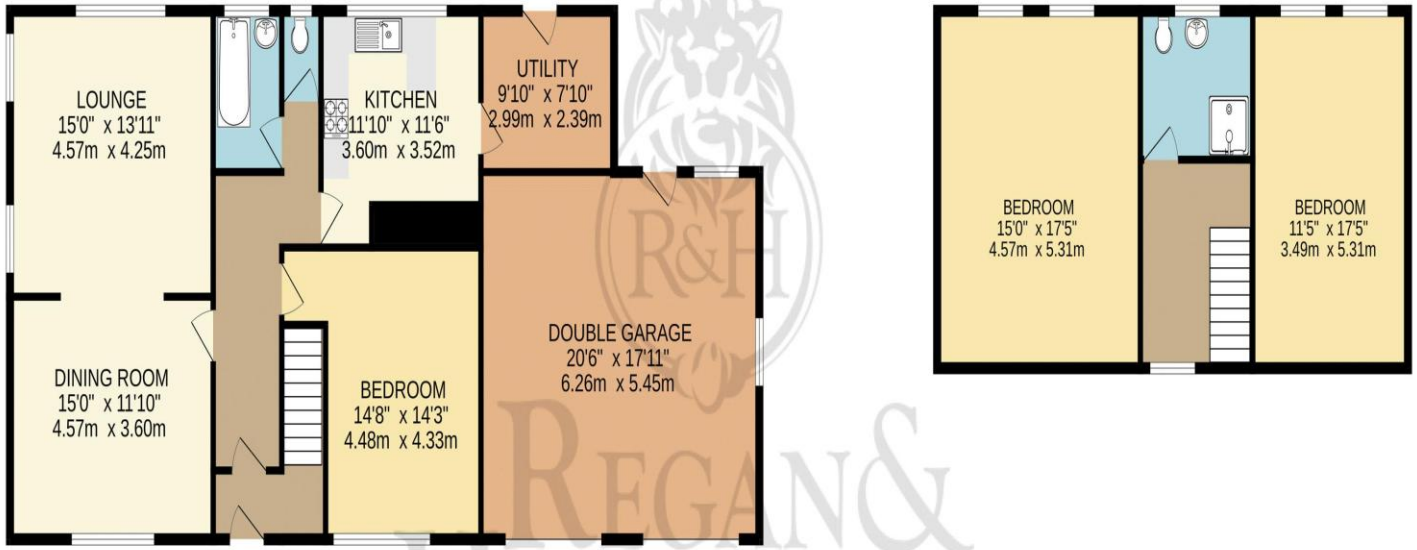








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TOTAL FLOOR AREA : 1944 sq.ft. (180.6 sq.m.) approx.

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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