



TRACY PHILLIPS

Estates

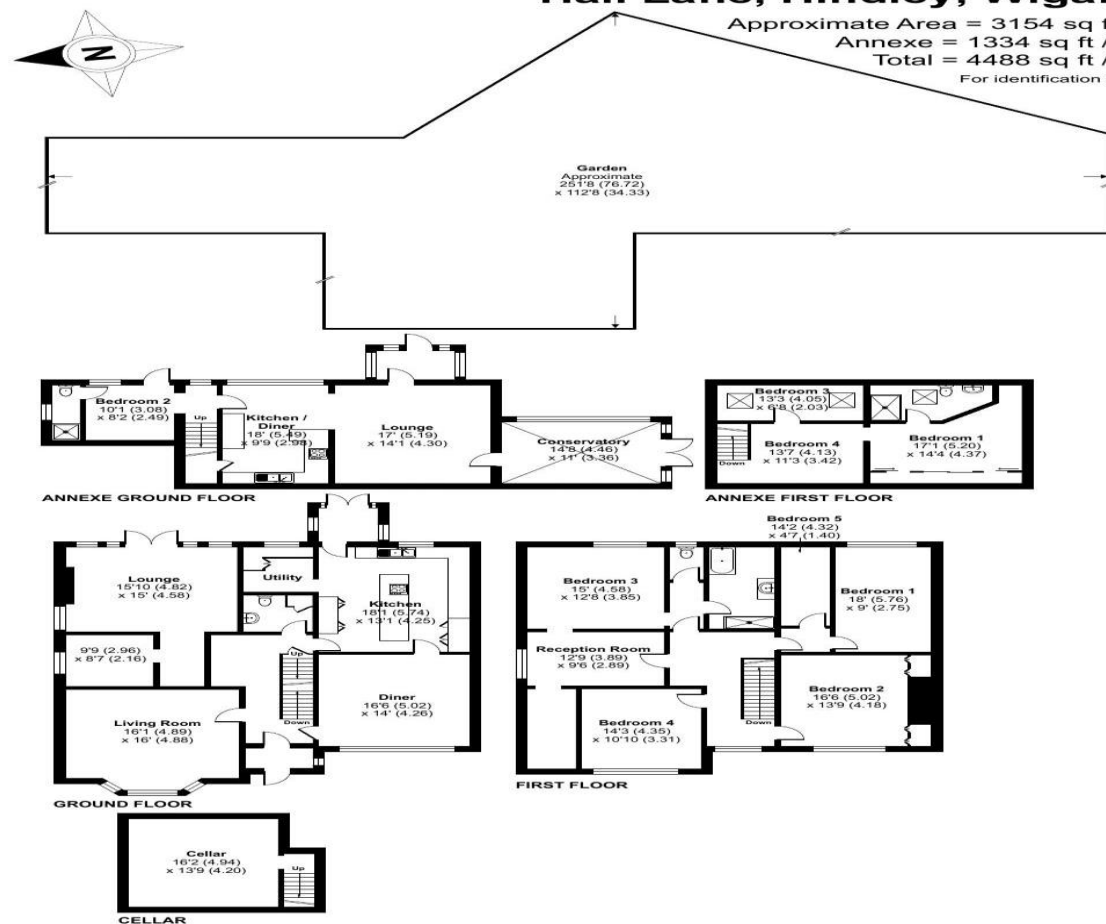


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Hall Lane, Hindley, Wigan, WN2

Approximate Area = 3154 sq ft / 293 sq m
Annexe = 1334 sq ft / 123.9 sq m
Total = 4488 sq ft / 416.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Flip Homes Limited. REF: 1429069



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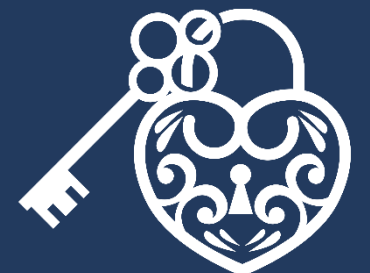
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Asking Price £625,000

Hall Lane, Hindley, WN2 2SA

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Set on a generous plot, the home also benefits from a truly unique addition: a fully self-contained, two-storey detached annexe. Spanning nearly 1,300 sq ft, this substantial space rivals many modern four-bedroom homes, making it ideal for multi-generational living or potential Airbnb use. The main house extends to approximately 2,700 sq ft (plus a cellar) and is thoughtfully arranged over two floors. The ground floor features a spacious and welcoming hallway, WC/cloakroom, four versatile reception rooms, and a stunning open-plan dining kitchen complete with an island, elegant Corian worktops, integrated appliances, and a separate utility room. Upstairs, there are five well-proportioned bedrooms, along with two shower rooms and an additional WC. Outside, the property sits within approximately half an acre of beautifully maintained, mature gardens that offer a high degree of privacy. Additional features include a detached garden office and the annexe, which comprises a lounge, kitchen, utility, WC, conservatory, two upstairs bedrooms, and a modern en-suite to the principal bedroom. A large cobbled driveway wraps around the property, providing ample off-road parking for multiple vehicles. This is a rare opportunity to acquire a distinctive and versatile home—viewing is highly recommended to fully appreciate all it has to offer.



