

FOR SALE

20, Brock Mill Lane, Whitley, WN1 2NZ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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1996



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Stunning detached family home located in one of Wigan's most prestigious settings.



- Stunning detached family home
- Significantly extended to the rear
- Prestigious setting
- Parking & large garage
- 3 bedrooms plus converted loft
- Beautifully presented throughout
- Wonderful landscaped garden
- 2551 SQFT

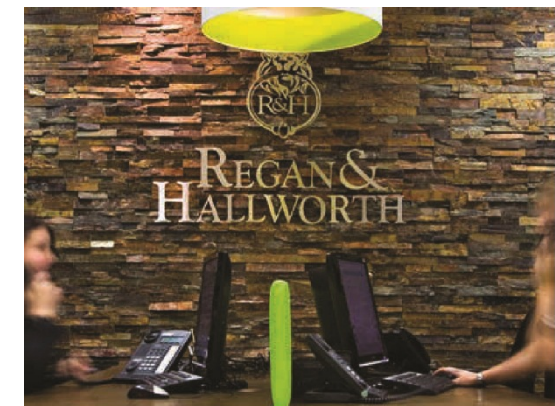
Enviably located on the prestigious Brock Mill Lane, one of Wigan's most coveted locations and providing some 2551 square feet of beautifully presented living space - this hugely impressive, detached family home enjoys a peaceful tree lined position overlooking Douglas Valley & toward Haigh Hall, whilst also being within walking distance to Wigan Lane & the Outstanding Woodfield Primary School. The property itself is one of the few detached houses along this desirable street & has been significantly extended over the years, with extensions to both the rear & upstairs into the loft, resulting in a generously proportioned home. The property sits on a substantial overall plot, on the elevated, private road section of Brock Mill.

These homes not only benefit from lovely, south-westerly rear gardens, but also complete privacy too. In brief, the property is in excellent condition throughout & provides an elegant porch with inner hallway & wc / cloaks, a large front lounge with feature fireplace & dual aspects, a rear sitting room / home office, a beautiful fitted kitchen extension which boasts a range of integrated appliances & granite worktops, plus there is a large full width Upvc conservatory which enjoys pleasant aspects overlooking the garden.

Upstairs there are 3 generous bedrooms, with the recently installed, sleek principal bathroom suite and a superb converted loft. Externally, the gardens to the rear enjoy lots of sun and are notably private, plus have been professionally landscaped, comprising a large Indian Stone patio, cobbled walls & outdoor lighting. There is also a detached brick store. To the front is a quality block paved driveway for off road parking, with access to a large tandem length garage. Early viewings are essential on this exceptional family home. Leasehold 999yr.







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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.

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