FOR SALE

14, Brock Mill Lane, Whitley, WN1 2NZ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

EST 1996



14, Brock Mill Lane, Whitley, WN1 2NZ

Exceptional, fully renovated family home located in Wigan's most sought after settings.



- Exceptional, fully renovated home
- Extended & remodelled design
- Superior master with glass apex
- Wonderful, landscaped garden
- 4 bedrooms / 3 reception rooms
- Luxury, open plan living kitchen
- Highly coveted postcode
- 1848 SQFT

Occupying a commanding & elevated position along the prestigious Brock Mill Lane, one of Whitley's most coveted settings & finished to the highest of standards throughout - this luxury semi-detached family home offers buyers the unique opportunity to purchase in an area where properties of this size and quality seldom come available. Bought by the current owners around 3 years ago & completely transformed throughout, the property now provides an impressive 1848 square feet of sleek, stylish living space that simply must be viewed internally to be fully appreciated. Completely knocked back to brick, our clients spared no expense in the transformation from dilapidated, 1930s home to the spacious, luxury living space it is today. The property was not only extended by two storeys to the side, but also to the rear, resulting in 4 generous double bedrooms plus 2 bathrooms upstairs & an inspiring open plan living kitchen to the rear.

Internally the property is impeccably maintained & in brief comprises; a large & welcoming entrance hallway with wc / cloaks, front lounge with feature bay window, lovely shutter blinds & a contemporary log burner, a useful home office plus the sleek fitted kitchen diner / living area which effectively is the hub of the home & boasts a large central island with quartz tops, trendy herringbone floor & a range of quality integrated appliances. A stylish glass lantern & two sets of bi-folding doors bathe the area in lots of natural light. Upstairs, the property provides four bedrooms, all of which are doubles. The superior master bed benefits from a sleek, high spec en-suite, plus there is a luxury, family bathroom suite. The master itself has been superbly designed with a unique feature vaulted ceiling that incorporates a bespoke double height glass apex & Juliette Balcony.

Externally, the plot here is another key selling feature of the home. The garden at the rear has been beautifully landscaped & enjoys a sunny westerly facing aspect. There is also a large Indian Stone patio area for sitting out too. The front has been similarly landscaped & is brimming with kerb appeal courtesy of its double-fronted design. There is also a garage for parking / extra storage. Brock Mill Lane itself is located just off Wigan Lane & is conveniently positioned for the outstanding Woodfield Primary School, plus the stunning Plantations & Haigh Hall. The setting is comfortably one of the area's most desirable places to live & we expect lots of early interest, so viewings are highly encouraged.





















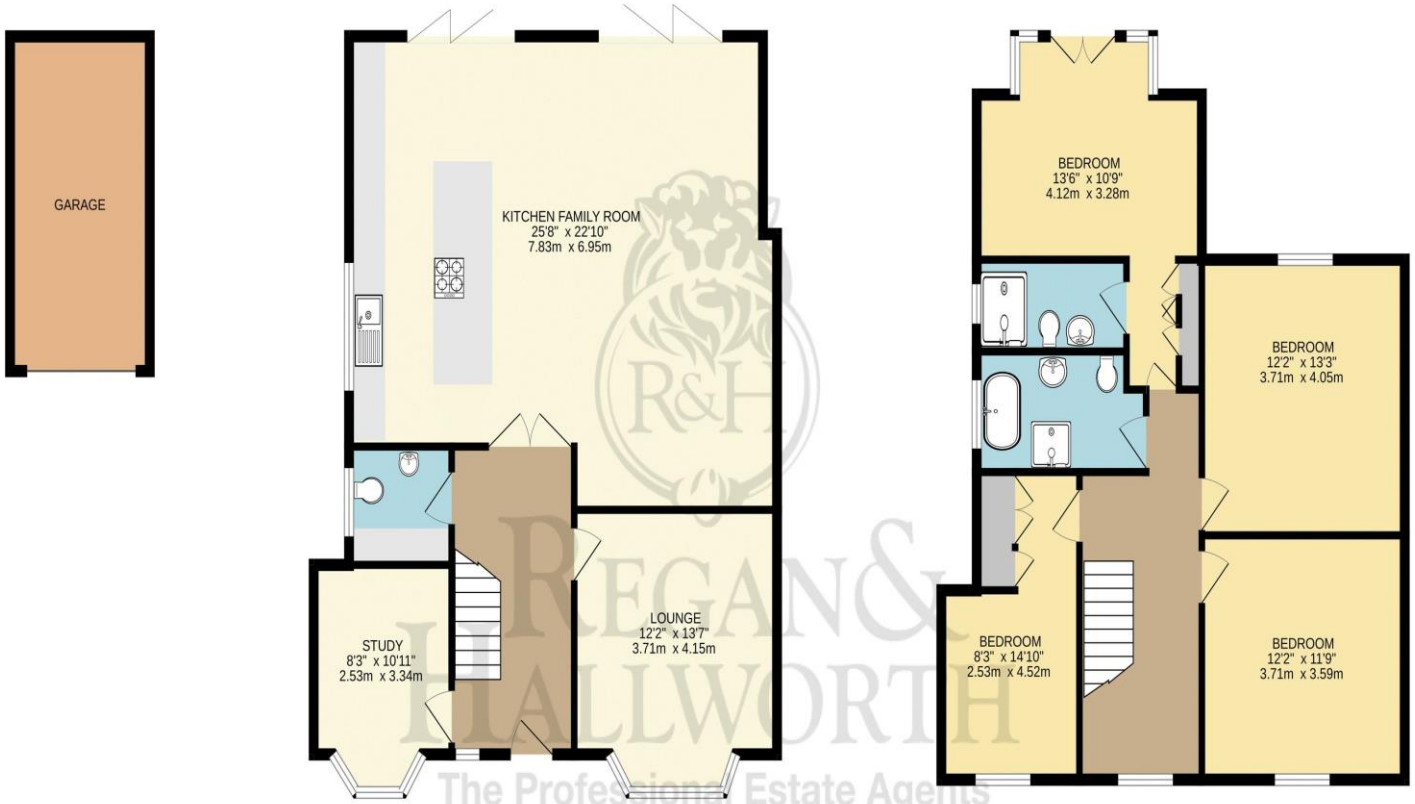






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TOTAL FLOOR AREA : 1848 sq.ft. (171.7 sq.m.) approx.

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.
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