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MHL
MORGAN H LEWIS

101 Hindley Mill Lane, Hindley, Wigan, Lancashire, WN2 4BT

£350,000

A unique opportunity to purchase an individual, double fronted detached house, occupying a fabulous location at the entrance to Borsdane Wood and with Borsdane Brook at the bottom of the garden.

The property has been skillfully extended to provide a large family home, there is central heating and double glazing and the accommodation briefly comprises; reception hall, cloakroom, separate lounge and dining room, fitted kitchen. To the first floor there are five bedrooms including a large master with en-suite shower room and there is a family bathroom.

To the outside, there are attractive, low maintenance gardens to the front, a double width driveway and double garage. To the rear there is a large decked patio with a backdrop of mature woodland and Borsdane Brook below, at the side there is a private lawned garden.

This really is a unique property with nature on your doorstep, Borsdane Woods to the side and Raynor Park a short distance away and yet you are a five minute drive into Hindley with supermarkets and railway station, Wigan Town Centre is easy accessible as is the M6 Motorway.

Early viewings are essential to appreciate the setting and the accommodation on offer.

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*** Ground Floor ***

Reception Hall
With double glazed entrance doors and double glazed window, central heating radiator and stairs to the first floor.

Cloakroom
With double glazed window to the front, wash basin, low level W.C and central heating radiator

Lounge
With double glazed bay to the front and double glazed patio doors leading to the rear gardens and central heating radiator.

Dining Room
12'10 x 9'11 (3.91m x 3.02m)
With double glazed window to the front, laminate flooring and central heating radiator.

Kitchen
14'10 x 8'9 (4.52m x 2.67m)
With double glazed window and external door to the rear, fitted with cream wall and base units with contrasting worktops. Range cooker with extractor hood, integrated dishwasher and single drainer sink unit.

*** First Floor ***

Landing
With double glazed windows to the front and rear enjoying woodland views and central heating radiator.

*** Five Bedrooms as follows -**

Master Bedroom
17'6 x 16'5 (5.33m x 5.00m)
A really impressive room with double glazed windows to the front and rear, central heating radiator and fitted wardrobes to the wall.

En-suite Shower Room
With double glazed windows to the rear, shower enclosure, vanity wash basin and low level W.C, tiled walls, mirror with blue tooth connection and heated towel rail.

Bedroom Two
13'3 x 8'3 (4.04m x 2.51m)
With double glazed window to the rear and central heating radiator.

Bedroom Three
10' x 8'7 (3.05m x 2.62m)
With double glazed window to the front and central heating radiator.

Bedroom Four
9'2 x 8'6 (2.79m x 2.59m)
With double glazed window to the front and central heating radiator.

Bedroom Five
9'4 x 6'1 (2.84m x 1.85m)
With double glazed window to the front and central heating radiator, fitted wardrobes and dressing table.

Bathroom
With double glazed window to the rear, fitted with panelled bath, shower cubicle with electric shower, wash basin and low level W.C, fully tiled walls and heated towel rail.

Outside
Attractive, low maintenance front garden, double width driveway leading to an impressive double garage. To the rear, there is a large decked patio overlooking woodland where you can sit and listen to the waters of Borsdane Brook below, there is a brick BBQ and as path which leads to a secret lawned garden at the side surrounded by woodland.

Double Garage
16'7 x 15'9 (5.05m x 4.80m)
With electric door, light and power and combi boiler.

GROUND FLOOR

1ST FLOOR

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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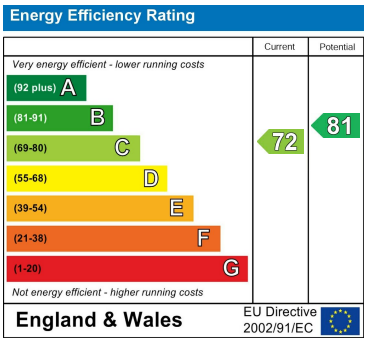

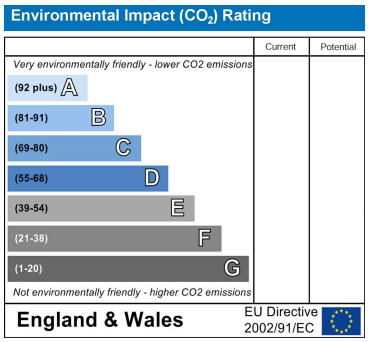

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