



Martins Court, Hindley, Wigan

Offers Over £424,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom, detached family home situated in a quiet and exclusive location in Hindley, Lancashire. Set behind a gated entrance, this spacious and versatile property offers ideal living for a growing family, with thoughtfully designed interiors and exceptional outdoor space. The home is tucked away in a peaceful spot, yet conveniently located close to a host of amenities including supermarkets, schools, restaurants, and leisure facilities. Hindley train station is within easy reach, offering direct links to Manchester and Wigan, while excellent bus routes and the nearby M61 and M6 motorways provide superb commuter access across the North West. Wigan town centre and Haigh Woodland Park are also just a short drive away, offering both retail and recreational opportunities for the whole family.

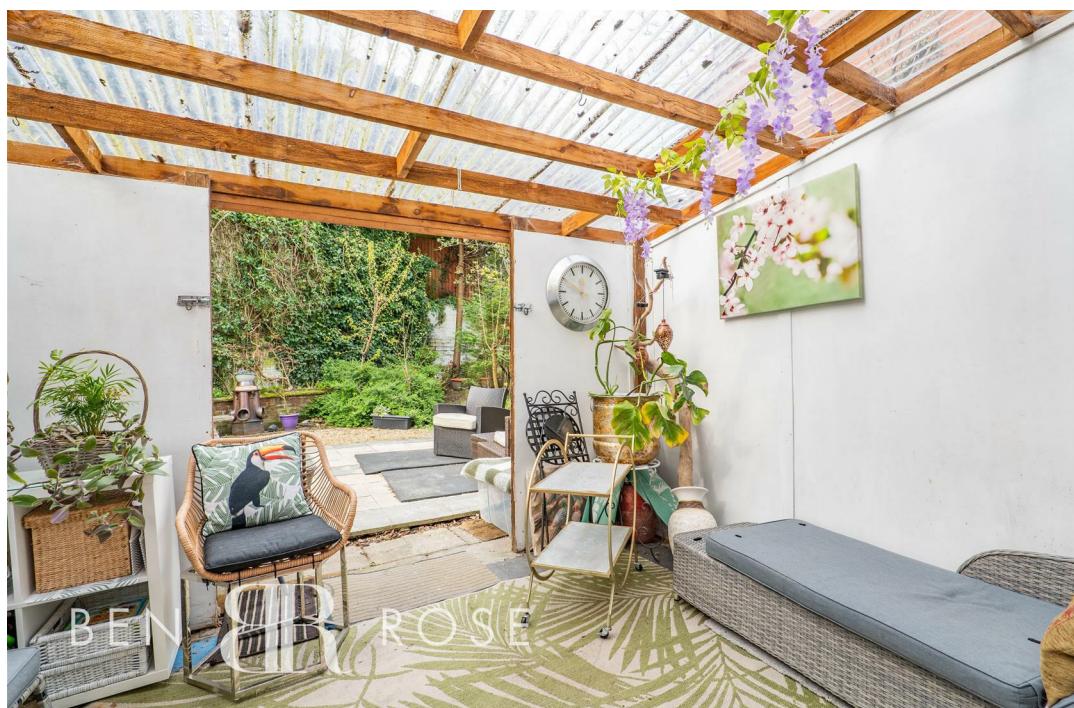
As you step through the front door, you're welcomed into a spacious reception hall that sets the tone for the rest of the home. To the front of the property lies a generous lounge featuring a charming bay window that floods the room with natural light and a stunning feature fireplace that provides a warm focal point. From here, you are led into the garden room – a tranquil space at the rear of the home that offers relaxing views over the garden and creates a seamless connection between indoor and outdoor living. The heart of the home is the open-plan kitchen/dining room, equipped with a range of integrated appliances and a stylish finish throughout. The dining area is enhanced by another bay fronted window, creating a bright and sociable space for entertaining or family meals. Adjacent to the kitchen is a convenient utility room with access to a WC, and completing the ground floor is a versatile family room, ideal for use as a playroom, office, or snug depending on your lifestyle needs.

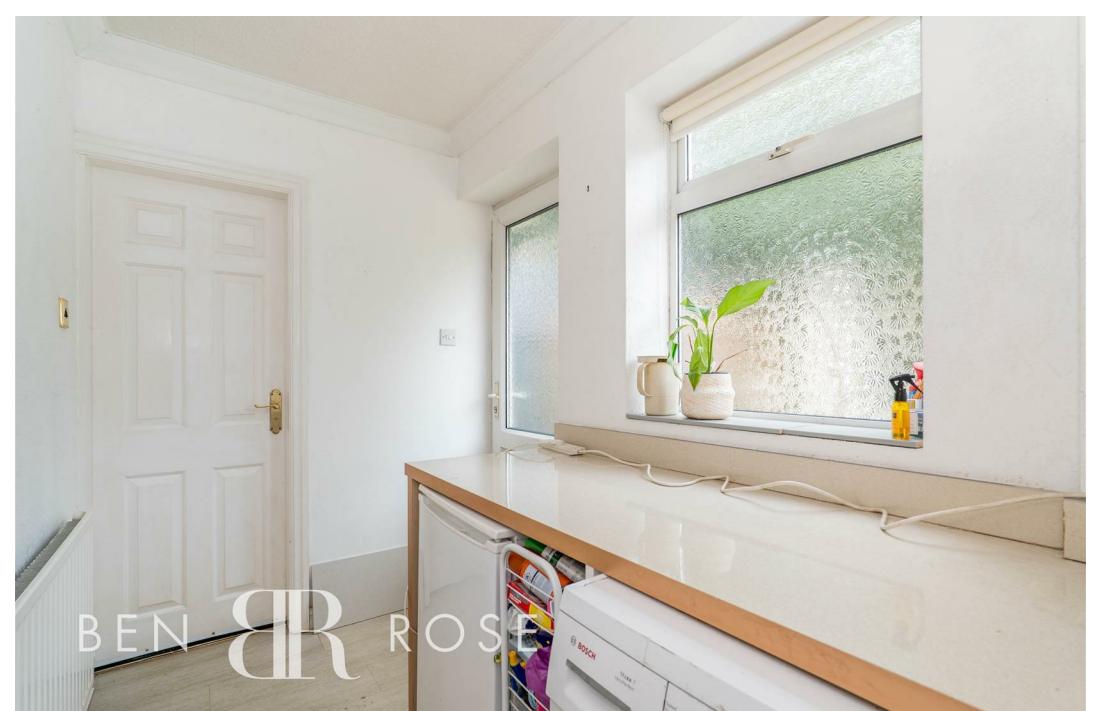
Moving upstairs, the first floor continues to impress with four generously proportioned bedrooms. The standout master bedroom spans the full length of the property and comes complete with a private en-suite, offering a true retreat at the end of the day. Bedroom two benefits from its own walk-in wardrobe, adding a touch of luxury and practicality. The remaining two bedrooms are also well-sized, making them perfect for children, guests, or home office use. A stylish three-piece family bathroom with an over-bath shower services the rest of the household.

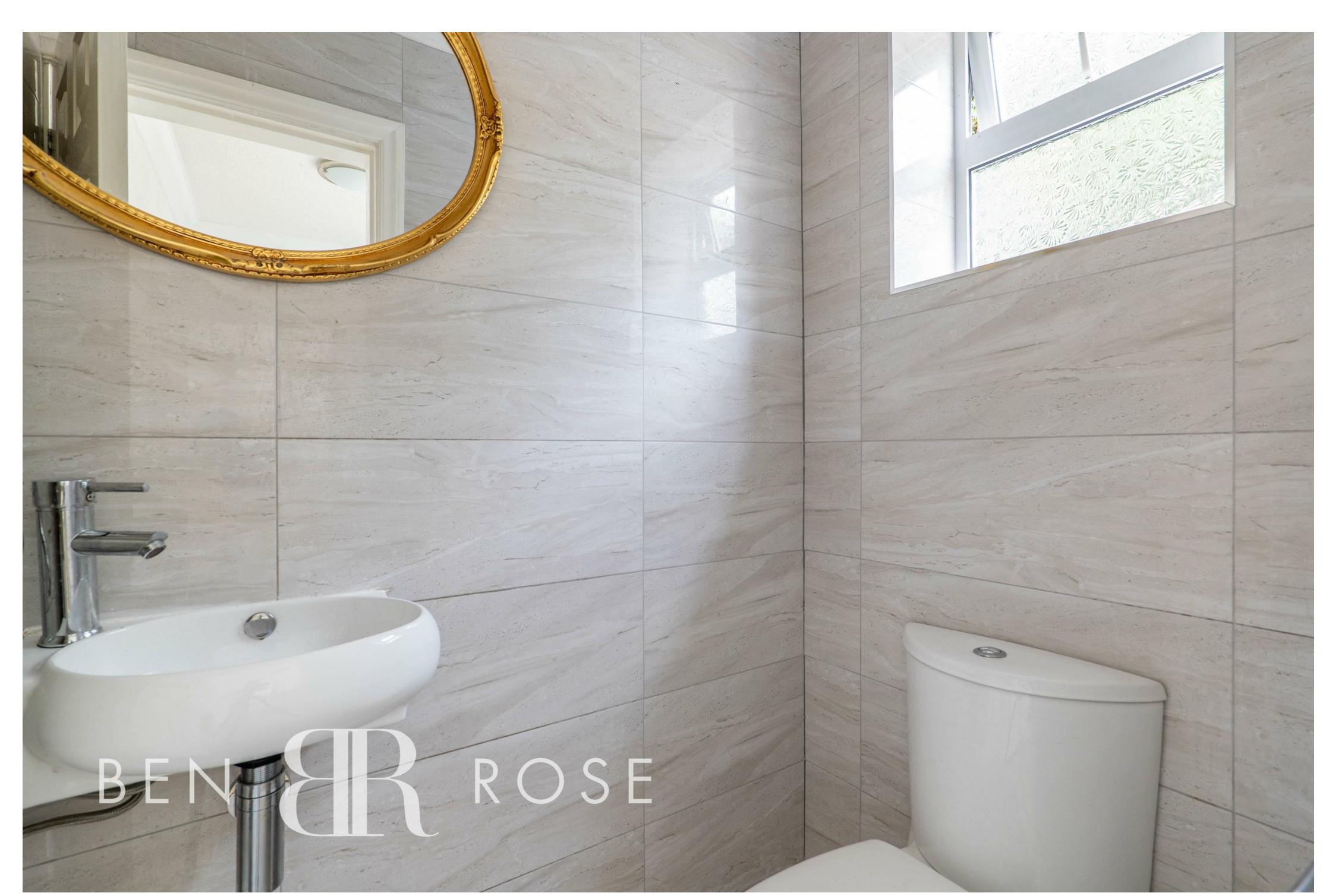
Externally, this home offers a fantastic outdoor lifestyle. To the front is a gated driveway with space for multiple vehicles, adding both security and convenience. An additional garden area sits opposite the property, where you'll find a peaceful lawn that flows into a unique, raised decked seating area surrounded by mature trees and shrubs – the perfect spot for outdoor dining or unwinding in nature. This area also leads to a charming bird watch hut that overlooks the nearby woodland and golf course, offering an idyllic setting for quiet moments or wildlife watching. Steps from here guide you down to a small brook, adding to the sense of escape. The rear garden is another private space, mostly paved for easy maintenance and ideal for year-round enjoyment.

This exceptional family home, both inside and out, offers a rare blend of space, style, and seclusion in a desirable Hindley location.









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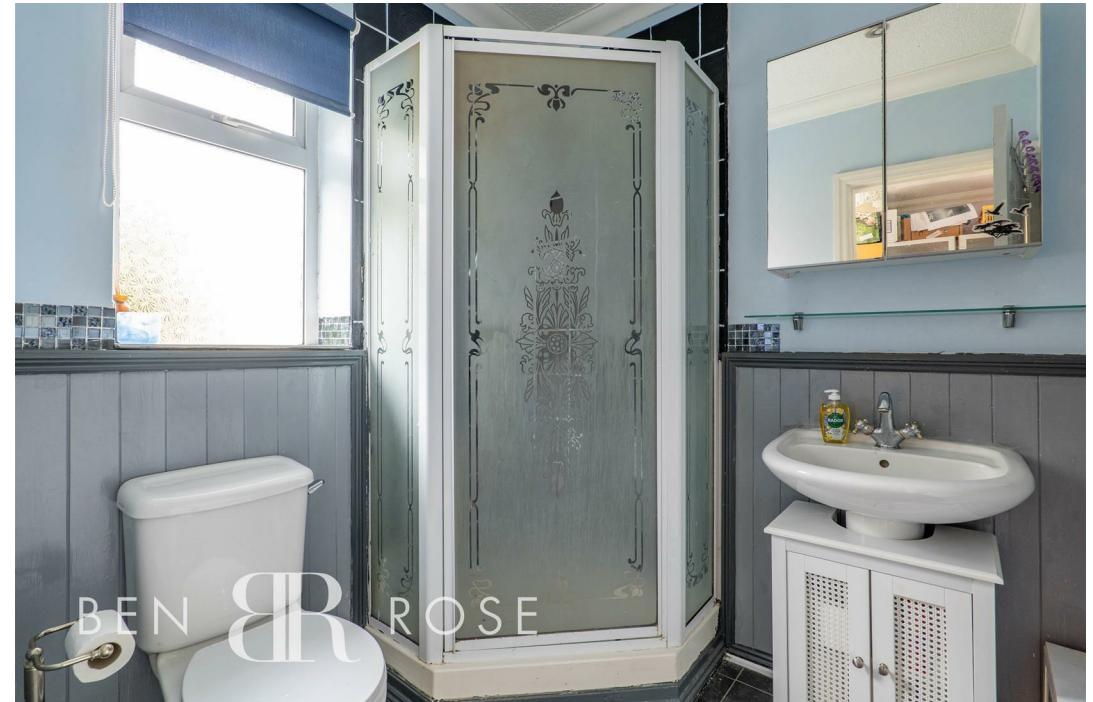


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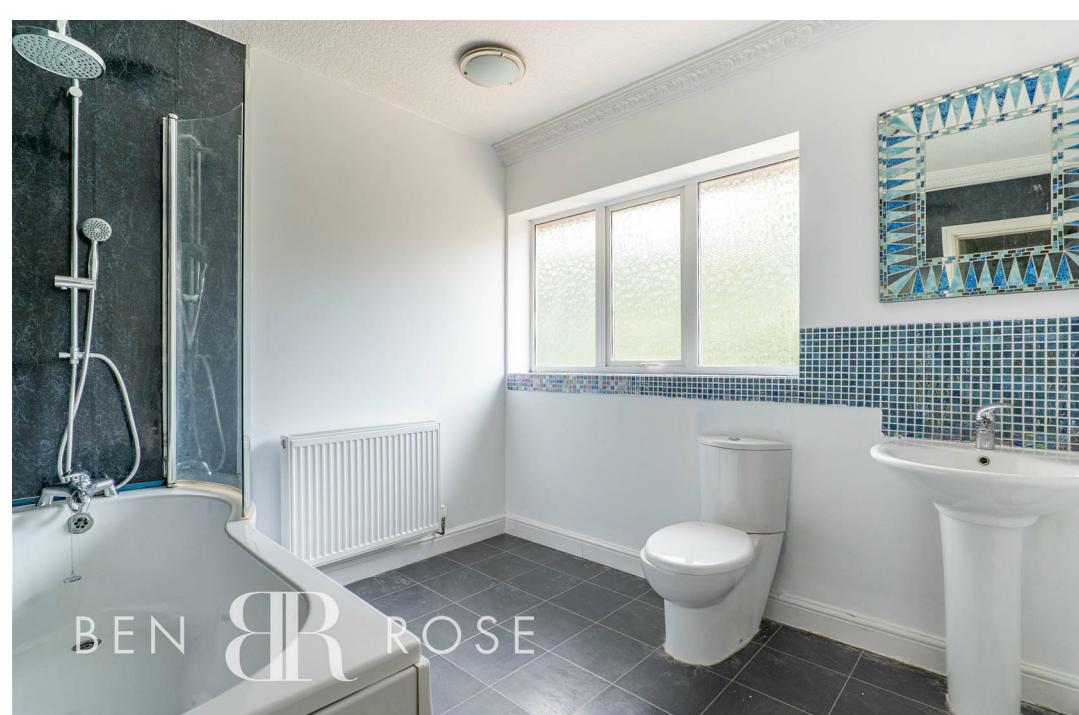
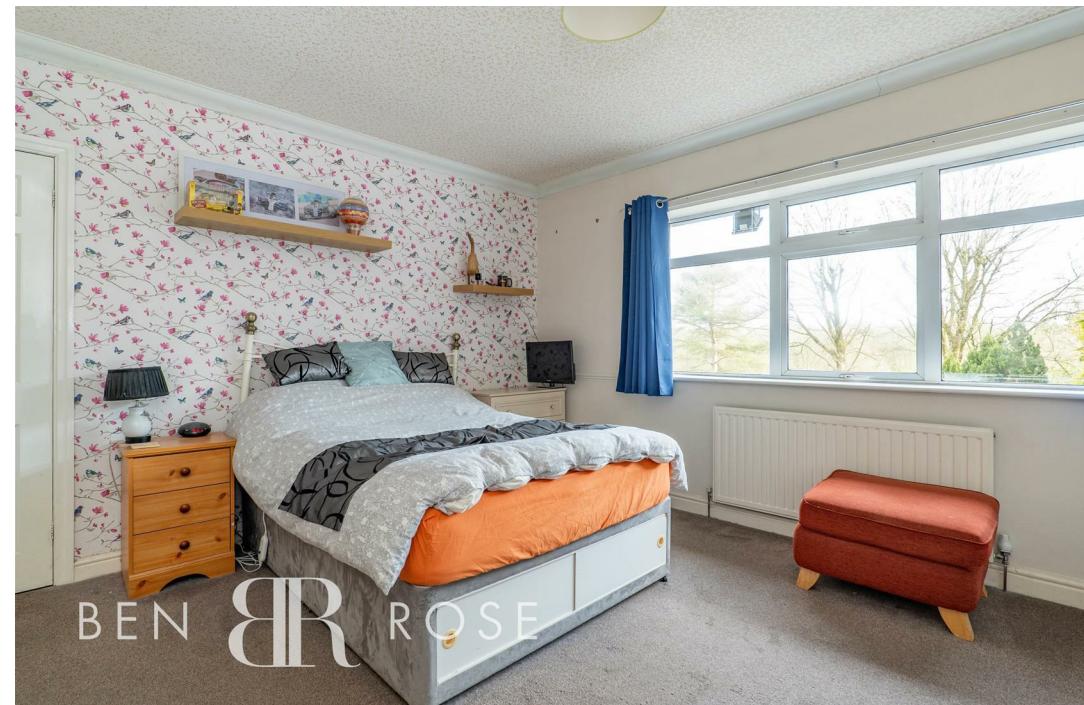
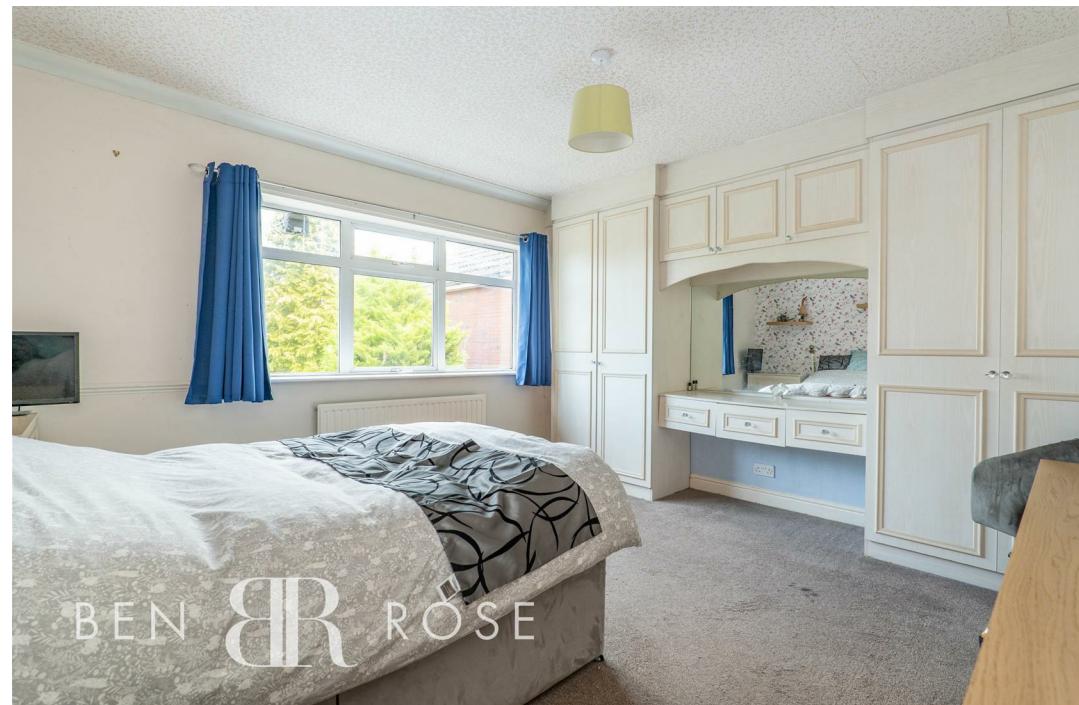
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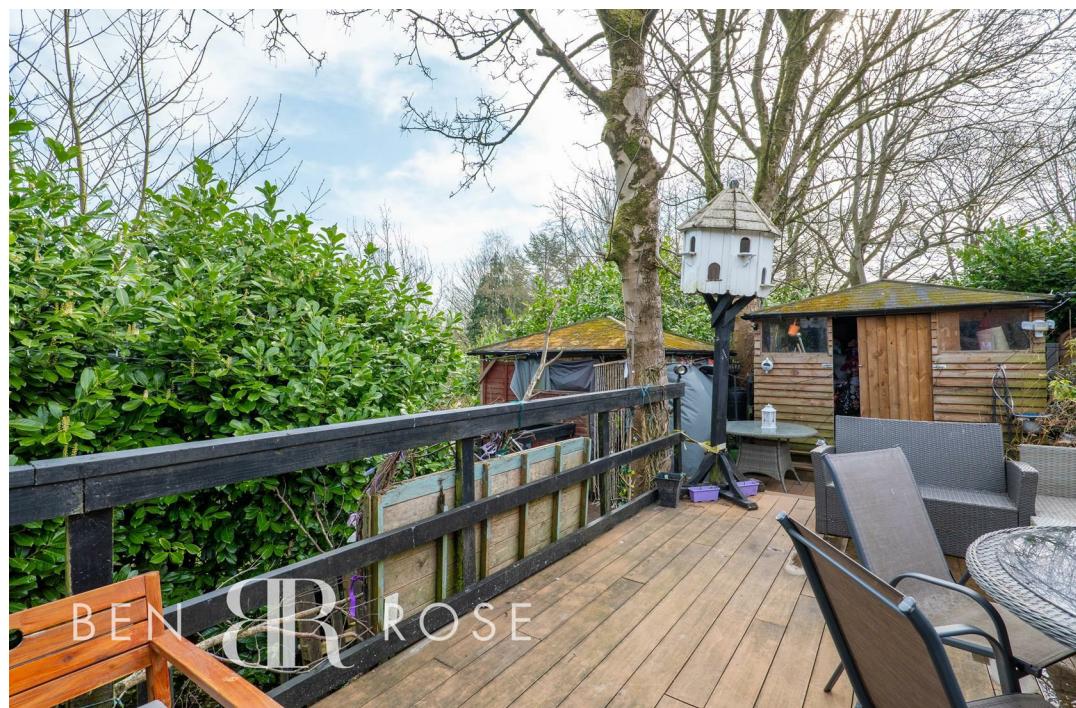


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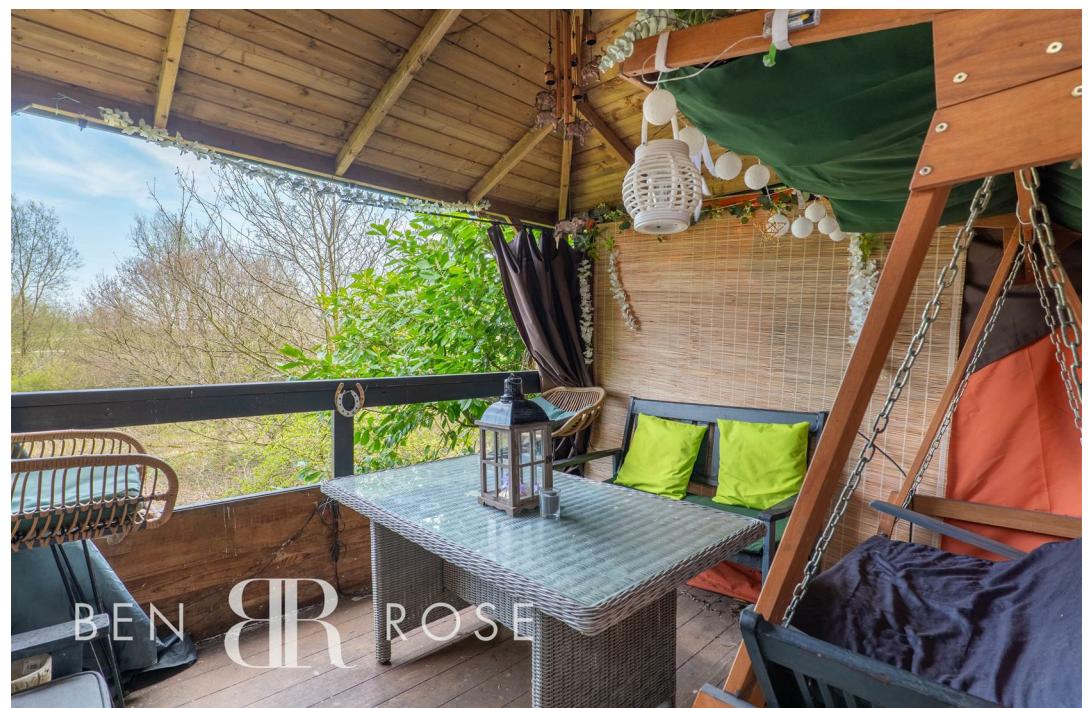








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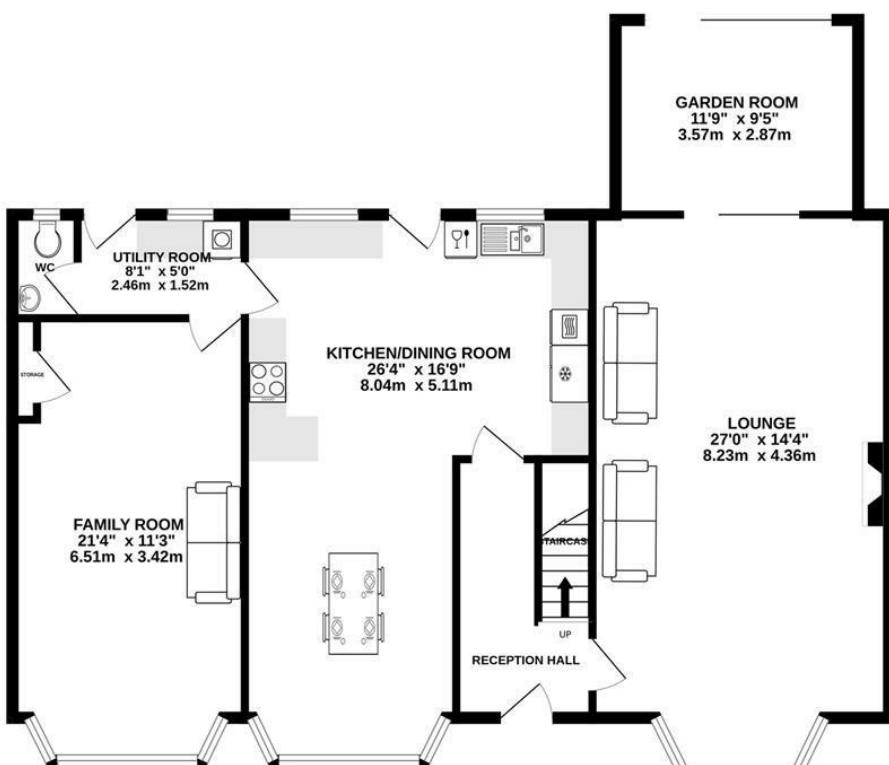
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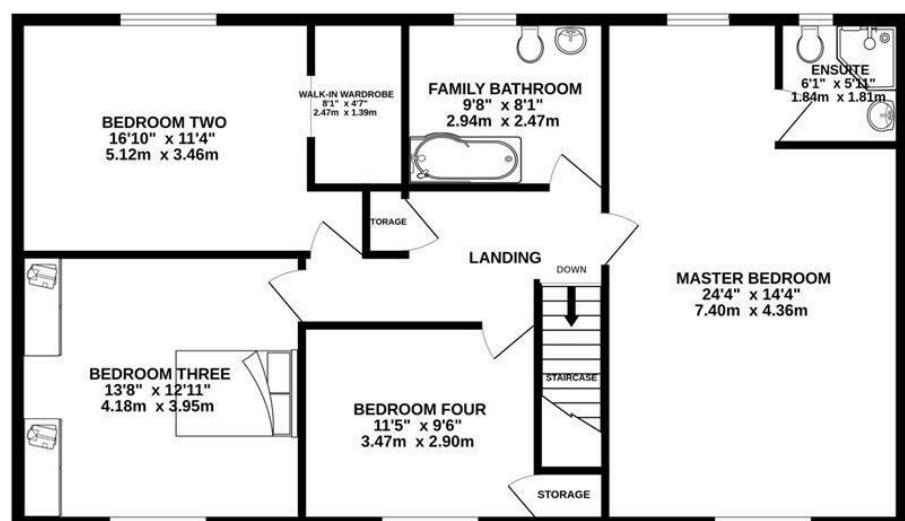
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GROUND FLOOR
1187 sq.ft. (110.2 sq.m.) approx.



1ST FLOOR
1036 sq.ft. (96.3 sq.m.) approx.



TOTAL FLOOR AREA : 2223 sq.ft. (206.5 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
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