



Total area: approx. 206.5 sq. metres (2222.8 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned. Plan produced using PlanUp.



14 Haigh Road, Haigh, Wigan, Lancashire, WN2 1LB

Built on the former tennis courts of Haigh Hall in the picturesque village we are delighted to bring to the market this is a once in a lifetime opportunity to redevelop this iconic house built in the late sixties the property has been in the same family since 1973. Set in a superb plot off the main Haigh road the house is accessed via a remote controlled gated which access to a driveway leading to the house, offering open aspects across farm land and open countryside beyond make this a property not to be missed. The property requires major redevelopment but offers in-excess of 2200 sqft of living space plus garage and storage areas, the property has planning to alter the complete layout to become over 3200 sqft if required, viewing is essential to appreciate the property and aspect on offer.

Offers In The Region Of £600,000

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





The property comprises a split level detached house built in the late 1960s and it has been owned by the same family since 1973 during this time the property has been extended and adapted to suit a growing family. The layout now gives excellent living accommodation over 2 levels, superb basement level which can be configured into a variety of uses 4 bedrooms overall plus multiple shower areas, outside there are generous gardens and stunning open views over fields toward Rivington Pike in the distance. Viewing is essential to appreciate all that is on offers and the tremendous opportunity that arises with this once in a lifetime purchase.

Ground Floor

Porch

Window to rear, uPVC double glazed entrance door, double door to built-in double storage cupboard.

Dining Area

12'11" x 20'0" (3.94m x 6.10m)
UPVC double glazed window to side, radiator, two stairs, uPVC double glazed door to garden, open plan, door to:

Kitchen

16'2" x 15'1" (4.93m x 4.61m)
Fitted with a matching range of white base and eye level units with drawers and black granite worktop space, matching island unit, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge, freezer and dishwasher, built-in eye level electric fan assisted double oven, five ring gas hob with extractor hood over, uPVC double glazed window to rear with panoramic views of open countryside, two double radiators, ceramic tiled flooring, door to:

Utility

7'1" x 5'9" (2.17m x 1.74m)
Fitted cupboards, plumbing for washing machine, full height ceramic tiling to all walls, uPVC double glazed door, door to:

Cloakroom

Window to side with stained glass and coloured glass, pedestal wash hand basin and full height ceramic tiling to all walls, radiator, ceramic tiled flooring, door to:

Shower Room

Fitted with two piece suite comprising tiled shower area, low-level WC and full

height ceramic tiling to all walls, frosted window to side, ceramic tiled flooring.

Dressing Room

13'0" x 13'9" (3.96m x 4.19m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three built-in double wardrobes, fitted matching dressing table and drawers, fitted worktop over, inset wash hand basin in vanity unit tiled shower area, radiator, open plan to:

Bedroom

13'0" x 1'5" (3.95m x 0.44m)
UPVC double glazed bow window to side, radiator.

Lower Ground Floor

Lounge

19'5" x 20'10" (5.93m x 6.35m)
UPVC double glazed window to rear with panoramic views of open countryside, window to side, two radiators, stairs.

Basement Level

Basement Storage Rooms

4 rooms with built in storage cupboards one with floor mounted gas boiler



serving heating system and domestic hot water, door to steps to rear. other s with shelving all with power and lights connected

First Floor

Landing

Door to:

Bedroom 4

8'7" x 9'5" (2.61m x 2.87m)
UPVC double glazed window to rear with panoramic views of open countryside, fitted wash hand basin in vanity unit built in shower, double radiator. archway to bed 3

Bedroom 3

8'7" x 10'3" (2.61m x 3.13m)
UPVC double glazed window to rear with panoramic views of open countryside, double radiator, archway to bed 4

WC

Low level wc and wash hand basin, window to side, door to:

Walk-in Wardrobe

Bedroom 2

11'9" x 9'10" (3.57m x 3.00m)
UPVC double glazed window to side, double radiator, door to:

Walk-in Wardrobe

Garage

Integral double garage with built in storage cupboard, remote-controlled up and over door.

Outside

Open plan gardens with lawn and flower beds driveway leading to the garage and parking. Open views across countryside to the side and rear