


HOME  TRUTHS

Pepper Lane, Standish

Wigan

In Excess of  £450,000





Brook House offers a rare opportunity to purchase an individual property on a substantial plot on one of the most sought after lanes in the area. With large workshop and storage to the rear and over 1400 square feet on offer, this property has plenty of scope both inside and out. Available with no upward chain. To the front the block paved driveway leads past the garden with lawn and mature planting, both to the main entrance and down to the workshop, offering vehicle access deep into the garden. Step into the vestibule and from there into the entrance hallway. To the right is the living room with wonderful art deco fireplace and plenty of natural light from windows to two elevations. The dining room is central and opens to the conservatory overlooking the garden. To the left the kitchen comprises a range of wall and base units with gas hob, electric oven and grill and space, power and plumbing for additional appliances. Completing the ground floor is the bathroom with fully tiled elevations and flooring, wc, bidet, wash hand basin and mixer shower in cubicle. Step outside into the south west facing garden with formal area adjacent to the house and access to the car port and workshop as well as the lower garden with sun terrace and greenhouse. There is plenty of parking and space for caravan or motorhome. Back inside to the first floor is ladder access to the part boarded loft with light. Bedrooms one and two are to the front with the former having views over to Winter Hill and the latter housing the Worcester boiler. Bedroom three is to the rear as is the bathroom comprising bath with mixer shower over, wc and wash hand basin.





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Tenure: Freehold

- Substantial detached property
- Three double bedrooms
- Extensive gardens and outbuildings
- Over 1400 square feet of accommodation
- Sought after location
- No upward chain



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Eccleston Branch  
265 The Green, Eccleston, PR7 5TF  
01257 451673

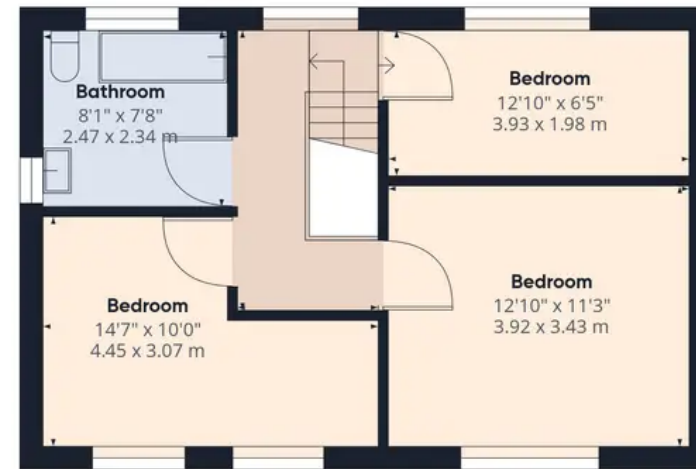
Coppull Branch  
244 Spendmore Lane, Coppull, PR7 5DE  
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Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1408.42 ft<sup>2</sup>

130.85 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360