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14 Tollgreen Close, Hindley, Wigan, Lancashire, WN2 2SW

£500,000

This is a unique opportunity to purchase an exceptional seven bedroom detached house situated in an exclusive cul de sac off Hall Lane within a desirable residential area, Hindley Golf Course is a short distance away and for commuters Hindley Railway station is within walking distance and the M61 Motorway is easily accessible. The property offers extensive accommodation which is arranged over three floors and is appointed to a high standard with quality names including 'Smallbone', 'Miele' and 'Villeroy & Boch'.

The accommodation briefly comprises; Impressive reception hall, cloakroom, lounge, sitting room, dining room, family kitchen, conservatory, utility room and a separate WC. To the first floor there is a gallery landing leading to five large bedrooms and a family bathroom fitted with a 'Villeroy & Boch' suite, the master bedroom boasts an en-suite dressing room and an en-suite shower room. To the second floor, there are two further good sized bedrooms and shower room/WC.

To the rear there is a generous Indian stone patio that leads out to large lawns which are not overlooked and enjoy a sunny westerly aspect To the front there are landscaped lawned gardens, a double garage and ample driveway parking.

Properties of this quality rarely become available, early viewings are essential to appreciate both the superb location and the quality of the accommodation on offer.

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Reception Hall

Spacious reception hall with stained glass entrance door and side panels. Karndean flooring. Central heating radiator.

Cloakroom/WC



Double glazed window to the side. Fitted with low level wc and wash hand basin. Heated towel rail. Tiled flooring and tiled walls.

Lounge

22'6 x 11'11 (6.86m x 3.63m)

Double glazed patio doors offering views to the rear and access to the rear garden. Two double glazed windows to the side. Feature fireplace housing a living flame gas fire. Double glazed double doors to the dining room. Central heating radiator.

Sitting Room

12'1 x 11'10 (3.68m x 3.61m)

Double glazed window. Central heating radiator. Feature living flame gas fire.

Dining Room

11'8 x 10'7 (3.56m x 3.23m)

Double glazed French style doors leading to the conservatory. Two central heating radiators.

Conservatory

15' x 12' (4.57m x 3.66m)



Double glazed conservatory with stunning views over the rear garden. Tiled flooring. Electric heater. Ceiling fan.

Family Kitchen

24'2 x 10'7 (7.37m x 3.23m)



Double glazed windows to the front, side and rear. Fitted with a stunning range of 'Smallbone' walnut wall and base units with granite worktops and stainless steel sink unit with quooker instant hot water tap. Walnut display cabinet with lighting and wine cooler. Miele double oven, warmer, hob, extractor fan, coffee machine & microwave. Tiled flooring. Vertical central heating radiator.

Utility Room

9'6 x 7'10 (2.90m x 2.39m)



Double glazed windows to the front and side. Range of wall and base walnut units with granite worktops and stainless steel sink unit. Central heating radiator. Tiled flooring.

FIRST FLOOR

Gallery Landing

Double glazed window. Central heating radiator. Access to the second floor.

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Master Bedroom

15'2 x 10'8 (4.62m x 3.25m)



Double glazed window to the rear with views offered to the rear. Central heating radiator. Doors leading to the dressing room and en-suite.

Dressing Room

7'7 x 4'4 (2.31m x 1.32m)



Double glazed window to the front. Fitted wardrobes and dressing table.

En-suite Shower Room



Double glazed window to the rear. Fitted with a low level wc, twin vanity wash hand basin and shower cubicle. Tiled flooring and tiled walls. Heated towel rail.

Bedroom Two

11'8 x 10'6 (3.56m x 3.20m)

Double glazed window to the rear. Central heating radiator. Built in wardrobe.

Bedroom Three

10'8 x 8'7 (3.25m x 2.62m)

Double glazed window to the front. Central heating radiator. Laminate flooring.

Bedroom Four

13'3 x 11'4 (4.04m x 3.45m)

Double glazed window to the front. Laminate flooring. Central heating radiator. Fitted wardrobes.

Bedroom Five

11'11 x 9'11 (3.63m x 3.02m)

Double glazed window to the rear. Laminate flooring. Central heating radiator. Fitted wardrobe and drawers.

Family Bathroom/WC



Double glazed window to the side. Fitted with a Villeroy and Boch bathroom suite which includes a low level wc, bidet, wash hand basin, spa bath and shower cubicle. Porcelanosa tiled walls and flooring. Heated towel rail.

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SECOND FLOOR

Landing

Double glazed skylight. Central heating radiator.

Bedroom Six

14'7 x 11'10 (4.45m x 3.61m)

Two double glazed skylights. Central heating radiator. Fitted wardrobes, drawers and desk.

Bedroom Seven

14'7 x 10'7 (4.45m x 3.23m)

Double glazed window to the side. Double glazed skylight. Central heating radiator. Fitted wardrobes to the eaves, drawers and desk. Laminate flooring.

Shower Room/WC



Double glazed skylight to the front. Fitted with a low level wc, vanity wash basin and shower cubicle. Tiled walls and flooring. Heated towel rail.

OUTSIDE



Block paved pathway leading to the front door and lawned garden to front with various shrubs and trees.

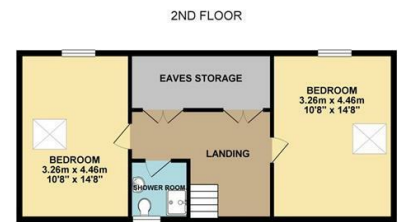
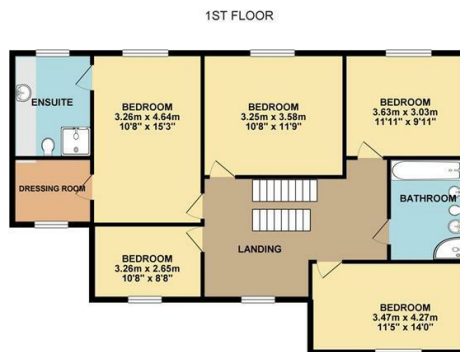
Substantial rear garden with Indian stone patio area, feature fountain and an extensive further lawned area beyond with views over farmland beyond.

Block paved double driveway providing off road parking space and access to the garage.

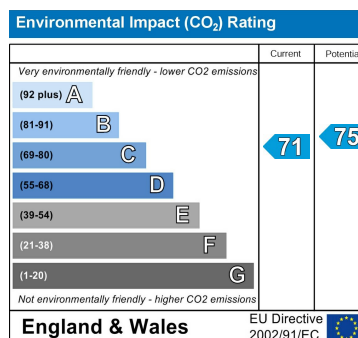
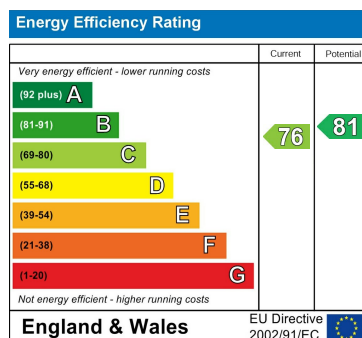
Garage

Detached double garage.





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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