



INDEPENDENT ESTATE AGENTS

2 Riley Lane, Haigh, Wigan, WN2 1LE
£580,000
REDUCED

**** REDUCED**** Occupying a substantial corner plot and enjoying superb far-reaching views across open fields and to the west coast. High quality presentation throughout with many big-ticket items modernised during the last five years.



- PLOT OF APPROXIMATELY A THIRD OF AN ACRE
- SIGNIFICANTLY RENOVATED DURING THE LAST FIVE YEARS
- IMPRESSIVE, FRONT SIDE AND REAR GARDENS
- THREE DOUBLE BEDROOMS
- APPROXIMATELY 3 MILES TO MOTORWAY AND TRAIN LINKS

- VIEWS ACROSS OPEN FIELDS AND TOWARDS THE WEST COAST
- LARGE INTEGRAL TANDEM GARAGE WITH ELECTRIC DOOR
- POTENTIAL TO EXTEND BOTH UP AND OUT IF DESIRED
- LARGE MASTER BEDROOM SUITE
- ABUNDANCE OF COUNTRYSIDE ON THE DOORSTEP

2 RILEY LANE, HAIGH, WIGAN, WN2 1LE

The Home:

A rare opportunity to acquire a substantial and extensively modernised, true bungalow positioned in a prominent corner plot of approximately a third of an acre.

The dwelling enjoys superb views, initially to open fields and also as far as the West Coast. The rear garden orientation is ideal for afternoon and evening sun. Our clients have commented on the many stunning sunsets they have been able to enjoy since their initial purchase close to 40 years ago.

The overall accommodation is not readily apparent from the front, and includes three double bedrooms, the master of which is particularly generous and includes an ensuite shower room whilst the two further bedrooms have access to a four-piece bathroom. The living accommodation is currently configured as an L-shaped lounge and dining room with separate Orangery, kitchen and utility. We would like to draw your attention to the plan of the living space to see how relatively simple changes could provide larger, open plan living should this be desired.

The tandem garage provides both storage space and is used to house a vehicle on a daily basis.

Around five years ago, our clients set about a significant refurbishment program, including a new roof, finished with impressive rosemary tiles, extension work, improvements to the electrical system, gas central heating system, kitchen and sanitary ware. Naturally, this level of work results in a full overhaul to the decor and floor coverings which have been finished in a thoughtful manner. Local contractors have been used and it speaks volumes that our clients would plan to use them once more at their next property.

Quality and individual true bungalows which have benefited from such recent investment are an increasingly scarce and sought-after sector of the market and we would certainly recommend an early viewing.

The sellers inform us that the property is Freehold.

Ground Floor - £2,255

THE AREA

Located in a superb position between Aspull and Little Scotland, Haigh is an ideal semi-rural location. The property will no doubt suit those people seeking a countryside environment but not wishing to be too remote. Key transport links such as Blackrod Train station which links to Manchester and Junction 6 of the M61 are around 3 miles away. Wigan train station is just over 4 miles away and connects on a fast train to London. It is quite surprising therefore to get such a semi-rural setting with such great access to these transport links.

The nearby village itself plays host to a handful of shops and services with a much greater variety available between Chorley, Adlington and Horwich centres with the benefit of the large retail development close to the fore-mentioned motorway link.

There is an abundance of walking and cycling routes within the immediate vicinity and a simple glimpse at a satellite image will display the mass of open green space perfectly. Haigh Country Park is a well-known recreation area with parkland, wooded areas, a miniature train ride and playground plus 18 hole golf course. This is just one of the features of the area which proves extremely popular with families of all ages. Slightly further afield, there is access to Rivington and a stretch of the West Pennine Moors, a portion of the Leeds- Liverpool canal network and the Smithills Estate which is cared for by the Woodland Trust.

All points considered, we feel the area offer many appealing characteristics.

Total area: approx. 171.9 sq. metres (1849.9 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.

ROOM DESCRIPTIONS

Large Porch

6' 4" x 10' 0" (1.93m x 3.05m) Glazed to two sides. Glass paneled door. Over looks the garden. Further timber and glass paneled door opening into the main section of the hallway.

Hallway

2' 11" x 11' 10" (0.89m x 3.61m) 8' 7" x 6' 11" (2.62m x 2.11m) Passageway leading towards reception room 1.

Inner Hallway

7' 9" x 10' 0" (2.36m x 3.05m) Leading to bedrooms. Large loft access. Roof span of 21' 3" plus 25' 10" (6.48m x 7.87m) Fitted store.

Reception Room 1

23' 0" x 12' 10" (7.01m x 3.91m) Limestone surround. Access into an orangery. Open plan into reception room 2.

Reception Room 2

9' 0" x 11' 11" (2.74m x 3.63m) This room can also be accessed from the hallway. Front facing windows over looking the garden.

Orangery

27' 11" x 8' 9" (8.51m x 2.67m) Tiled floor. Vaulted ceiling. Four Velux roof lights. Radiator. Over looks the garden and fields.

Utility Room

8' 7" x 7' 0" (2.62m x 2.13m) This room can be access from the both the kitchen and the orangery. Rear window to garden, fields and the far reaching views beyond. Vaulted ceiling. Matching tiled finish to the floor. Gas Central Heating boiler, fitted in 2023. Space for appliances. Sink and storage.

Breakfast Kitchen

10' 2" x 11' 9" (3.10m x 3.58m) Rear window through the orangery to the garden, fields and the far reaching views. Wall and base units, finished in cream. Split level five ring gas hob and oven both by NEFF. Integral dishwasher by NEFF and fridge freezer. Fitted store.

Bedroom 1

13' 10" x 12' 1" (4.22m x 3.68m) Front double. Looking to the front garden.

En-Suite Shower Room

4' 7" x 7' 7" (1.40m x 2.31m) Gable window. WC with concealed cistern. Hand basin in matching vanity unit. Double width shower with shower from mains - drencher and hand held unit. Fully tiled to the walls.

Bedroom 2

10' 11" x 11' 11" (3.33m x 3.63m) Rear double. Looking to the garden.

Bedroom 3

8' 11" x 11' 0" (2.72m x 3.35m) Rear window to garden and views beyond.

Family Bathroom

9' 10" x 7' 10" (max) (3.00m x 2.39m) Two gable windows. Bath. WC with concealed cistern. Hand basin in matching vanity unit. Large shower area with shower from mains. Fully tiled to the walls and floor. Under floor heating.

Garage

9' 11" x 30' 10" (3.02m x 9.40m) Tandem garage. Up and over electric door.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 