



**Bryn Gates Lane, Bamfurlong, Wigan, WN2
5JY**

**Offers in Excess of
£219,950**

Stone Cross Estate Agents are delighted to bring to market this 2 BED COTTAGE situated in a secluded and rural part of Bamfurlong, Wigan. With beautiful landscapes to the front and rear you will always have something to smile about here at Bryn Hall Cottages! The cottage's beams and feature fire give you a real rustic vibe. It has 2 reception rooms, kitchen/diner, second reception room to the ground floor, and 2 bedrooms and family bathroom to the first floor with a mix of laminate and carpeted flooring. The bathroom has a freestanding bath and separate shower. Moving to the outside, we have enclosed gardens with shrubs and decorations. Viewing is highly advised for this beautiful cottage, call us now!!!

- 2 Bedrooms
- Rustic Beams
- Secluded Location
- Beautiful Cottage
- Views to Rear and Front
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Lounge

11' 10" x 14' 6" (3.60m x 4.42m) Via wood door, UPVC double glazed window to front elevation, laminate flooring, wall mounted radiator, ceiling light point, three wall light points, meter cupboard and stairs to first floor landing.

Kitchen/Diner

12' 10" x 14' 5" (3.91m x 4.40m) Wood stable style door to the rear elevation, UPVC double glazed window to rear elevation, laminate flooring, wall mounted radiator, two ceiling light points, double glazed skylight, wall base and drawer units, wine cooler, space for fridge freezer, part tiled walls, space for cooker, extractor, plumbing for washing machine and dryer and 1 1/2 stainless steel sink unit with mixer taps.

2nd Reception Area

15' 8" x 14' 8" (4.78m x 4.47m) Laminate flooring, three wall light points, ceiling light point, wall mounted radiator, under stairs storage and feature log fire.

Bedroom One

13' 8" x 14' 3" (4.16m x 4.34m) Two UPVC double glazed windows to front elevation, two wall mounted radiator, ceiling light point.

Bedroom Two

17' 5" x 7' 0" (5.31m x 2.14m) UPVC double glazed window to rear elevation, ceiling light point, wall mounted radiator.

Bathroom

12' 7" x 6' 10" (3.83m x 2.09m) UPVC double glazed frosted window to rear elevation, under floor heating, vanity sink unit, free standing bath, double shower with waterfall head, shower, hand towel radiator, WC, tiled floor and walls, 8 x spotlights.

Front

Decorative stones and gate to front.

Rear Garden

Enclosed garden, patio area, gate to rear, automated irrigation system, oil tank, sleeper borders.

Tenure

Freehold

Council Tax Band

C

Please note if any appliances are included in the property. These items have not been tested by Stone



Cross Estate Agents, this is the responsibility of the buyer.



Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.