



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>62</b>	<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Longhurst Road, Hindley Green, WN2 4PL

### Offers Over £230,000

#### AN ENVIABLE FAMILY HOME

Offering spacious rooms, neutral decoration and gardens to both the front and the rear, this enviable three/four bedroom semi detached property is being proudly welcomed to the market in the desirable location of Hindley Green. Having been presented and maintained beautifully throughout with three double bedrooms, three living areas and detached garage, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Wigan, Bolton, Manchester and major motorway links. With ample off road parking, open plan living space and an abundance of indoor and outdoor space, this property is truly not to be missed!

The property comprises briefly: a welcoming entrance vestibule provides access on to a shower room and through to the hallway. The hallway guides you on to a dining room, fourth bedroom/second living area, kitchen and houses a staircase to the first floor. The first floor comprises of doors on to three double bedrooms and a family bathroom. Externally there is an enclosed garden to the rear with laid to lawn, paving, bedding and power sockets. To the front there is a laid to lawn garden with paving and bedding, ample off road parking and access on to a detached garage.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.



# Longhurst Road, Hindley Green, WN2 4PL

## Offers Over £230,000

 4  2  2  D

- Semi-Detached
- Two Reception Rooms
- Off Road Parking And Garage
- EPC Rating: D
- Four Bedrooms
- Fitted Kitchen
- Tenure: Leasehold
- Two Bathrooms
- Enclosed Rear Garden
- Council Tax Band: C

### Ground Floor

#### Vestibule

3' x 2'10 (0.91m x 0.86m)  
UPVC double glazed frosted entrance door, coving, meter cupboard, wood effect laminate floor and hardwood single glazed frosted door to hall and door to shower room.

#### Shower Room

5'8 x 5'6 (1.73m x 1.68m)  
UPVC double glazed frosted window, central heating radiator, coving, low flush WC, wall mounted wash basin with traditional taps, direct feed shower in corner enclosure, tiled elevation and tiled floor.

#### Hall

9'3 x 8'1 (2.82m x 2.46m)  
Central heating radiator, coving, smoke alarm, wood effect laminate floor, stairs to first floor, hardwood single glazed frosted double doors to reception room two and doors to kitchen and bedroom four.

#### Reception Room Two

10'11 x 9'4 (3.33m x 2.84m)  
UPVC double glazed window, central heating radiator, coving and open access to reception room one.

#### Reception Room One

14'2 x 11'1 (4.32m x 3.38m)  
UPVC double glazed bay window, central heating radiator, coving, gas fire, granite effect heath and surround and TV point.

#### Kitchen

13'2 x 9'8 (4.01m x 2.95m)  
UPVC double glazed window, central heating radiator, coving, wood effect wall and base units, granite effect worktops, tiled splash back, stainless steel sink with draining board and high spout mixer tap, integrated electric oven, four burner gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, under stairs storage, tile effect vinyl flooring and UPVC double glazed leaded door to rear.

#### Bedroom Four

10'10 x 9'8 (3.30m x 2.95m)  
Central heating radiator, coving and UPVC double glazed French doors to rear.

### First floor

#### Landing

12'10 x 9' (3.91m x 2.74m)  
Hardwood single glazed frosted window, integrated storage and doors to three bedrooms and bathroom.

#### Bedroom One

21'2 x 8'3 (6.45m x 2.51m)  
Two UPVC double glazed windows, central heating radiator and fitted wardrobes.

#### Bedroom Two

10'7 x 9'5 (3.23m x 2.87m)  
UPVC double glazed window and central heating radiator.

### Bedroom Three

10'2 x 8'2 (3.10m x 2.49m)  
UPVC double glazed window and central heating radiator.

### Bathroom

7'9 x 6'3 (2.36m x 1.91m)  
UPVC double glazed frosted window, central heated towel rail, loft access, dual flush WC, vanity top wash basin and mixer tap, panel bath with mixer tap and rinse head, electric feed shower in corner enclosure, tiled elevation and tiled floor.

### External

#### Front

Laid to lawn garden, paving, off road parking and access to garage.

#### Garage

15'11 x 8'2 (4.85m x 2.49m)  
Up and over door, power and lighting.

#### Rear

Laid to lawn garden, paving, slate chippings and power socket.



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