



Crossfield Drive, Hindley Green WN2 4GH

***Offers in the Region Of
£245,000***

This charming semi-detached property is ideally situated in a quiet cul-de-sac, providing both privacy and a peaceful living environment. It benefits from being close to reputable local schools, making it perfect for families, and offers easy access to train stations and motorway links, ensuring convenience for commuters. As you enter the property, a welcoming hallway leads to a modern kitchen and a spacious lounge. Towards the rear, there is a versatile family/dining room, perfect for both everyday meals and entertaining. The ground floor also includes a WC for added convenience. Upstairs, you'll find two bedrooms and a family bathroom. Additionally, a loft room offers ample storage space. Externally, the property features a driveway and a small lawn at the front, while the rear garden includes a patio area ideal for outdoor dining, and a lawn.

- EXCELLENT TRANSPORT LINKS
- TRAIN STATION NEAR BY
- COMMUTER LINKS
- FAMILY/DINING ROOM
- GUEST WC
- MODERN THROUGHOUT

Hallway

12' 3" x 3' 2" (3.735m x 0.966m) Composite front door, wall mounted radiator, ceiling light point, tiled flooring.

Lounge

14' 4" x 13' 5" (4.370m x 4.087m) UPVC double glazed french doors to rear, ceiling light point, wall mounted radiator x 2, UPVC double glazed window to side, laminate flooring.

Kitchen

11' 6" x 6' 5" (3.494m x 1.960m) Ceiling light point, UPVC double glazed window to front, tiled flooring, wall base and drawer units, ceramic hob and electric oven, space for washing machine and fridge freezer, work surfaces, sink unit with mixer tap and drainer, part tiled walls.

Dining Room/Family Room

12' 6" x 13' 11" (3.808m x 4.230m) UPVC double glazed french door to side, spotlights, wall mounted radiator x 2, UPVC double glazed window, laminate flooring.

WC

Ceiling light point, heated towel rail, UPVC double glazed window to front, tiled flooring, basin, WC.

Stairs/Landing to first floor

Spotlights, carpeted flooring.

Bedroom One

13' 5" x 8' 9" (4.102m x 2.678m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, laminate flooring, fitted wardrobe.

Bedroom Two

7' 1" x 13' 4" (2.161m x 4.075m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, fitted wardrobe.

Bathroom

6' 9" x 6' 4" (2.061m x 1.933m) Ceiling light point, heated towel rail, UPVC double glazed window to side, tiled flooring, basin, WC, bath with shower over, tiled walls.



Stairs to loft room

Carpeted, spotlights.

Loft Room

13' 6" x 12' 7" (4.125m x 3.828m) Spotlights, wall mounted radiator, 2 x Velux, carpeted flooring.

Outside

Front

Driveway, lawn.

Rear

Patio area, lawn.

Tenure

Leasehold

Council Tax Band

B

Tenure

Leasehold

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Fibre

If there are restrictions on covenants? None Known

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No







Energy performance certificate (EPC)			
35, Crossfield Drive Hindley Green Wigan WN2 4GH	Energy rating C	Valid until:	13 April 2026
		Certificate number:	8566-7924-4790-0334-9996
Property type	Semi-detached house		
Total floor area	111 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

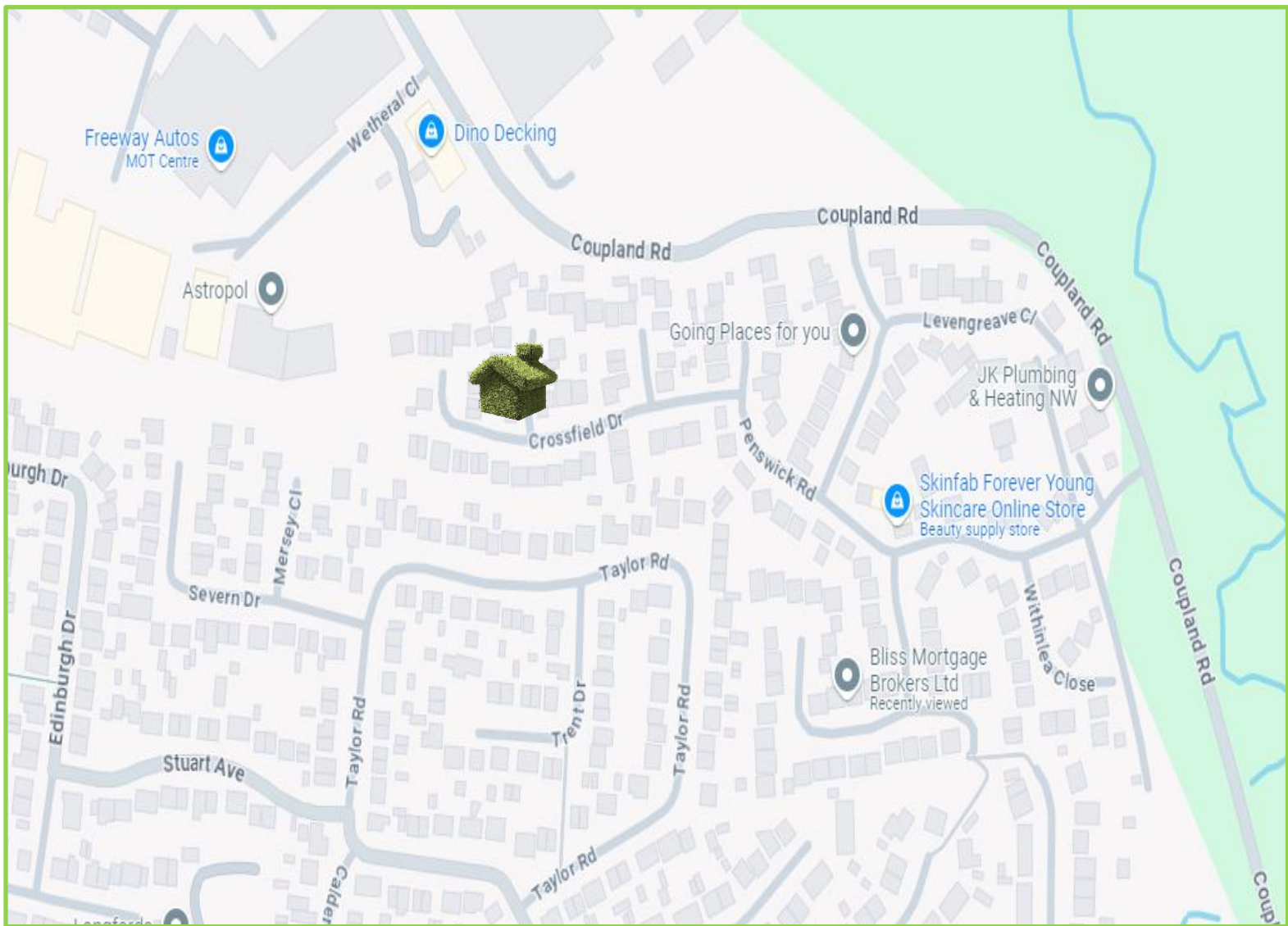
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60





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.

Stone Cross Estate Agents LTD

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