



Higham Estate Agents



238 Atherton Road

, Hindley, WN2 3XA

Offers over £160,000

HIGHAM ESTATE AGENTS are excited to introduce a beautifully refurbished end terrace property available for sale. This home features impressive outdoor space, including a generous driveway and a sizable rear garden. It has been thoughtfully restored, resulting in a perfect home suitable for a variety of buyers. Conveniently situated within walking distance to local restaurants, pubs, amenities, and transport links for easy access to Wigan. The property is exceptionally well presented and comes at a competitive asking price, making viewings highly recommended.

- Two Bedroom End Terrace
- Refurbished Throughout
- Brand New Kitchen and Bathroom
- Conservatory to Rear
- Driveway Parking to Front
- Large Rear Garden
- Council Tax Band A
- Freehold

Viewing

Please contact us on 01942 889080 if you wish to arrange a viewing appointment for this property or require further information.



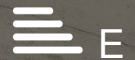
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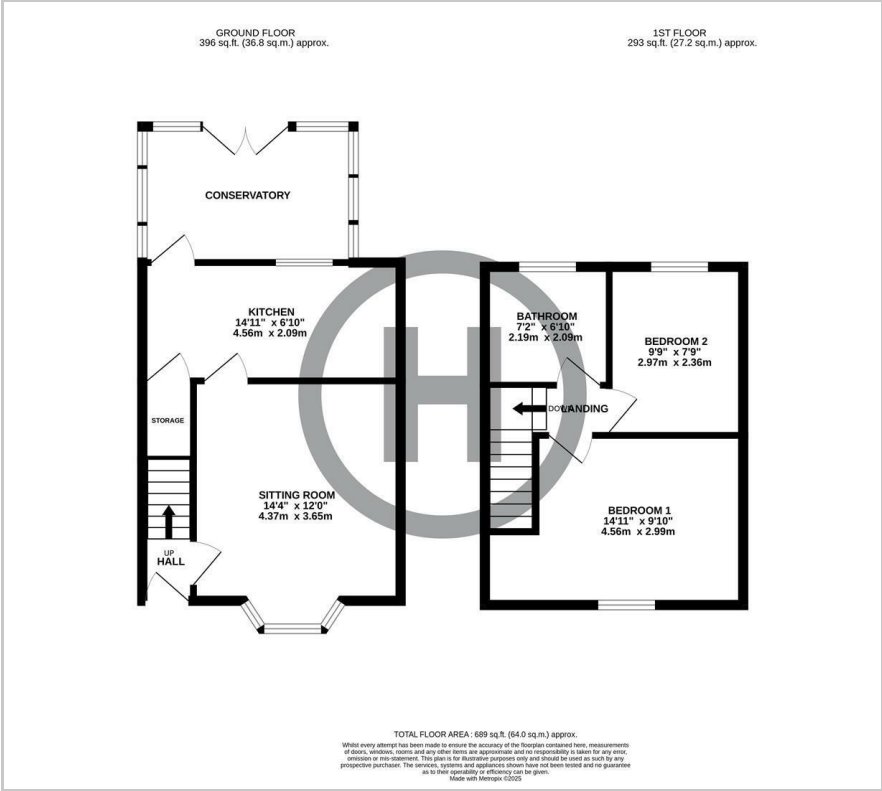


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E

Floor Plan



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	42		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Property Description

As you step into the property, you're greeted by a hallway that leads to the stairs going up and a door opening into the sitting room. The spacious sitting room features a large bay window at the front and an internal door that connects to the kitchen. The kitchen boasts a variety of newly installed wall and base units, an integrated oven and hob, ample space for additional appliances, under-stair storage, a side-facing window, as well as a rear-facing window and door that leads into the conservatory. The UPVC conservatory serves as an additional sitting area, quietly situated at the back of the property, with patio doors that open out into the garden.

Ascending to the first floor, you'll find a spacious master bedroom positioned at the front, featuring a front-facing window. The generously sized second bedroom is located at the rear, complete with a rear-facing window. The stunning family bathroom boasts a contemporary three-piece suite, an over-bath shower, elegant splash-back tiling, and a heated towel rail.

At the front, the property is set back from the road, providing a spacious driveway for off-road parking, along with double wooden gates that lead to the rear garden. The back of the property boasts an impressively large garden adorned with mature shrubs and borders.

Furthermore, this freehold property features traditional construction, is equipped with UPVC double glazing throughout, is heated by gas central heating, offers loft access, and is connected to all main services.

Additional Information

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.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Higham Estate Agents.

Money Laundering Regulations - At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your co-operation to ensure there will be no delay in agreeing and progressing with the sale.

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