



**11 Harbrook Grove, Hindley Green**

Fixed Price **£190,000**

**movuno**  
ESTATE AGENTS

# 11 Harbrook Grove

Hindley Green, Wigan

This attractive modern three bedroom semi detached home positioned within the ever popular area of Hindley Green, situated in a quiet cul-de-sac with ample off road parking and has easy access to the local East Lancashire Road and the M6 motorway network. Perfect for those commuting to and from work.

This home is well presented and decorated throughout, making it an ideal home for any growing family.

The property briefly comprises of;- entrance hallway which provides access into the guest downstairs WC, a generous family lounge, modern and bright family kitchen dining room, with French doors opening into a conservatory that enjoys the views of a stunning low maintenance rear garden. To the first floor are three bedrooms, one double bedroom, two single bedrooms and a modern three piece bathroom suite.

Council Tax band: B

Tenure: Freehold



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Hindley Green, Wigan

- Three Bedroom Semi-Detached
- Guest WC
- Conservatory
- Three Car Drive
- Tastefully Decorated
- Low Maintenance Rear Garden
- Gas Central Heating
- UPVC Double Glazed Windows
- Situated in a Quiet Cul-De-Sac





### Lounge

16' 1" x 13' 10" (4.90m x 4.22m)

A generous lounge with multiple power points, upvc window to front, single radiator and electric fire with surround.

### Guest WC

2' 11" x 5' 8" (0.89m x 1.73m)

A guest w.c with wash basin and toilet with upvc window to front and single radiator.

### Kitchen/Diner

18' 2" x 13' 8" (5.54m x 4.17m)

A large kitchen with range of fitted base and wall units, large work top, integrated appliances, storage under stairs, French doors to conservatory, single radiator and half carpeted and half wood effect laminate flooring.

### Conservatory

9' 5" x 8' 0" (2.87m x 2.44m)

A generous conservatory with double doors out onto rear garden, ceiling light with fan, multiple power points and tiled flooring.

### Bathroom

6' 11" x 6' 6" (2.11m x 1.98m)

A family bathroom three piece suite with shower over bath, single towel rail/radiator and tile effect flooring and built in vanity unit.

### Bedroom One

13' 10" x 8' 6" (4.22m x 2.59m)

A generous double room with multiple power points, x2 upvc windows, large wardrobes in situ, single radiator and fully carpeted.

### Bedroom Two

7' 0" x 9' 8" (2.13m x 2.95m)

A generous single room with upvc window to rear, multiple power points and fully carpeted.

### Bedroom Three

6' 5" x 8' 0" (1.96m x 2.44m)

A single room with upvc window to rear, single



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### Bedroom One

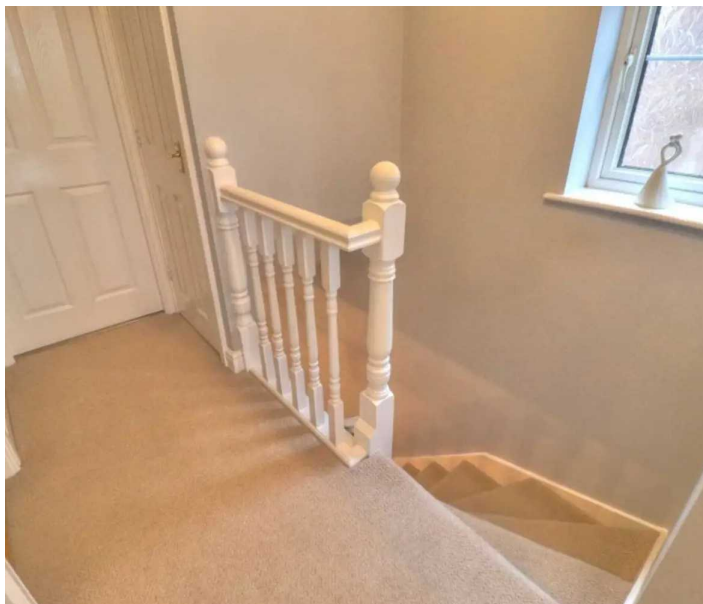
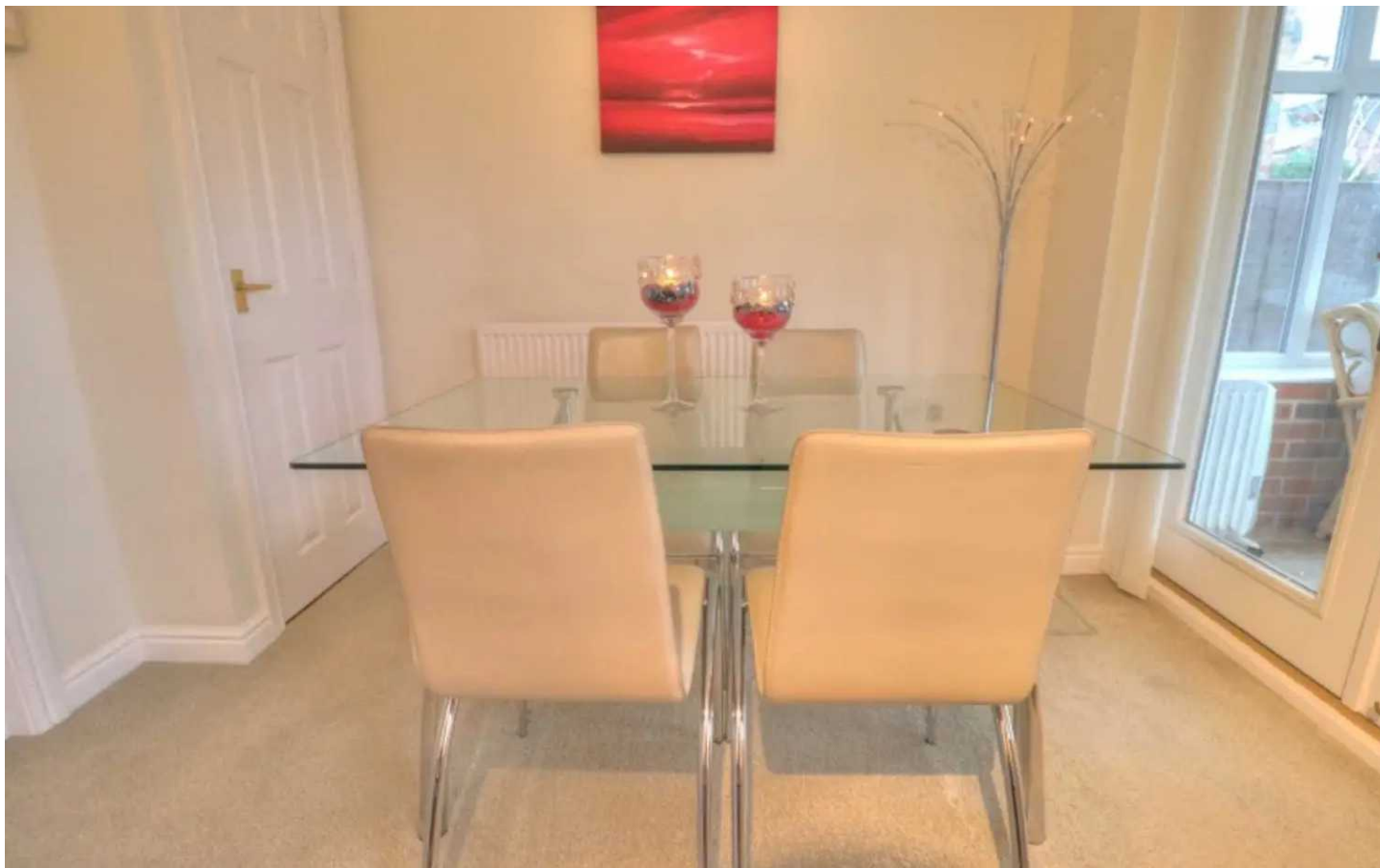
13' 10" x 8' 6" (4.22m x 2.59m)

A generous double room with multiple power points, x2 upvc windows, large wardrobes in situ, single radiator and fully carpeted.

### Bedroom Two

7' 0" x 9' 8" (2.13m x 2.95m)

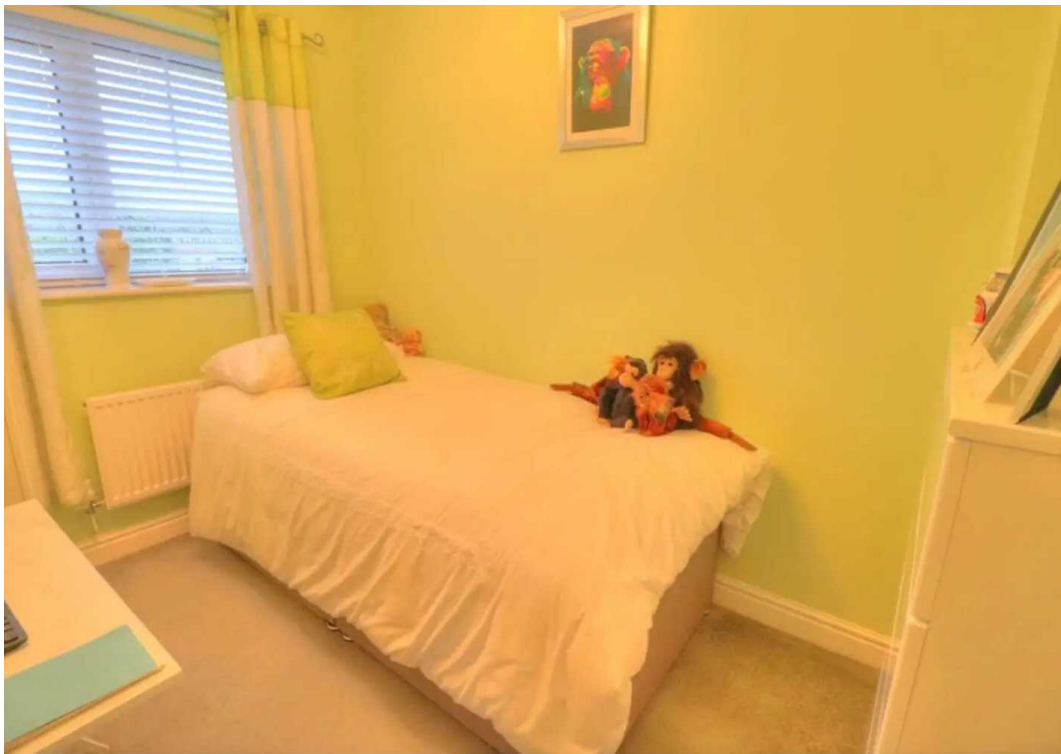
A generous single room with upvc window to rear, multiple power points and fully carpeted.





Externally, the front garden is open plan with a driveway providing off road parking. To the rear is a low maintenance enclosed garden providing excellent outdoor space and patio area, ideal for external dining in the summer. There is a gate to the side to allow further parking in the rear gardens if required.





## REAR GARDEN

A large rear garden with low maintenance flower beds and shrubs, stone chipped bedding and a flagged patio area ideal for external dining.

## ON DRIVE

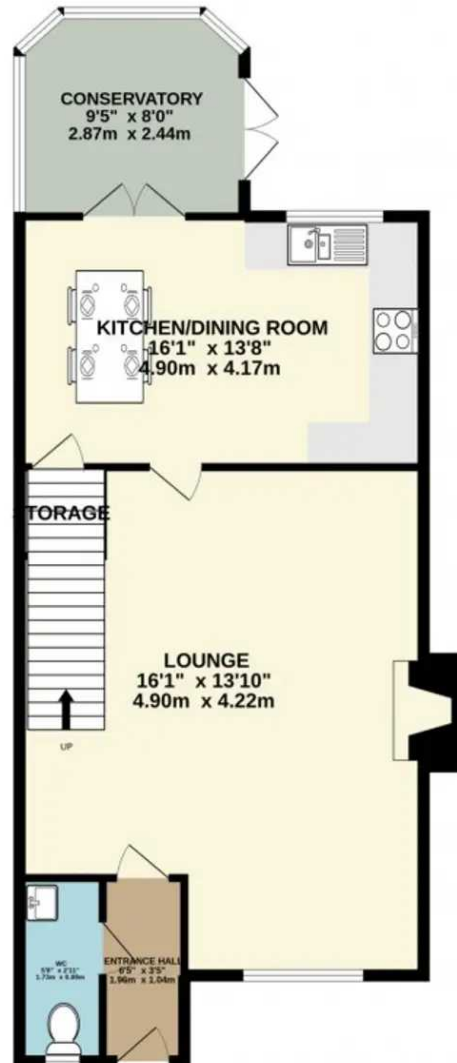
3 Parking Spaces

Ample driveway parking for three cars

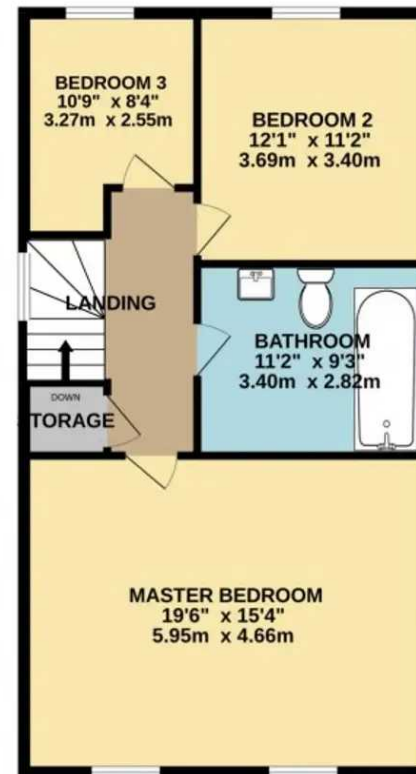




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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