



28 Ladies Lane, Hindley
£150,000

28 Ladies Lane

Hindley, Wigan

This tastefully decorated and beautifully presented 3 bedroom end of terrace property is an ideal home for first-time buyers looking for a large family living space. Located in the sought-after area of Hindley, this property offers easy access to local shops, amenities, and transport links.

Upon entering the property, you are greeted by a welcoming hallway that leads to the spacious lounge area. The lounge is flooded with natural light and features modern décor, creating a warm and inviting atmosphere. The fully fitted kitchen is a chef's dream with ample storage space and is perfect for hosting dinner parties or family gatherings. Upstairs, you will find three well-proportioned bedrooms, all with built-in wardrobes, providing plenty of storage options.



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The outside space of this property is equally impressive. An enclosed rear garden offers privacy and tranquillity, with a side gate providing convenient access for off-road parking. The artificial grassed lawn requires minimal maintenance, allowing you to enjoy your outdoor space without the hassle of upkeep. The Yorkshire stone patio area is the perfect spot for al fresco dining or relaxing with a book. The small front garden adds a touch of greenery with mature shrubs and a walled boundary, creating a welcoming entrance to the property. Additionally, a concrete gated driveway at the rear of the property provides parking for one car.

Overall, this property offers the perfect combination of comfortable living spaces, practicality, and outdoor convenience. With its excellent location, tasteful decor, and ample parking, this home is sure to attract first-time buyers looking for a property that ticks all the boxes. Don't miss out on the opportunity to make this house your ideal home.

Council Tax band: A Tenure: Leasehold



Lounge

15' 10" x 14' 5" (4.83m x 4.39m)

A spacious family lounge with upvc window to front, fire with surround, wall up lighting, wood effect laminate flooring, multiple power points and single radiator.

Kitchen Diner

14' 9" x 12' 5" (4.50m x 3.78m)

A large kitchen diner with a range of fitted base and wall units, integrated appliances: dishwasher, washing machine and fridge freezer, large work tops, kick board and under counter led lighting, sink under upvc window, a range of integrated appliances, wood effect laminate flooring, upvc door to rear garden, single radiator and ample space for dining.

Landing Area

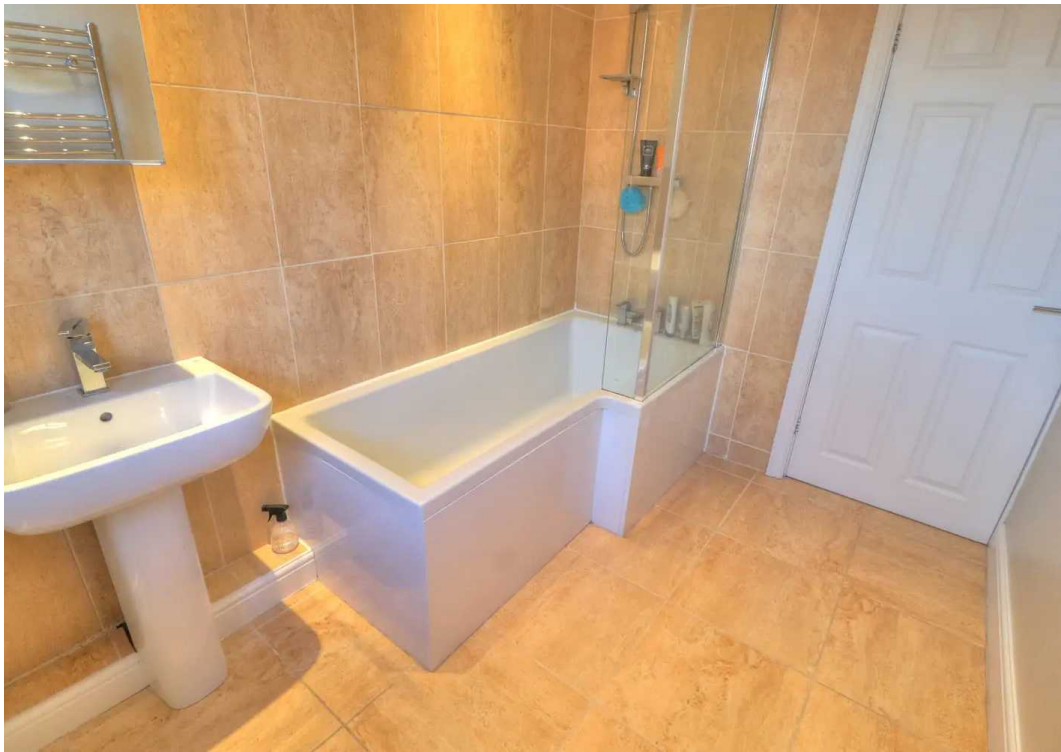
A open landing area with wood banister and fully carpeted.

Bathroom

9' 3" x 6' 5" (2.82m x 1.96m)

A large family bathroom with tiled flooring and walls, P shaper bath with shower above and glass screen, wash basin, heated towel rail, low level w.c, ceiling spot lighting and frosted upvc window.





Bedroom One

15' 6" x 10' 1" (4.72m x 3.07m)

A large double room with built in wardrobes, multiple power points, single radiator, upvc window to front and fully carpeted.

Bedroom Two

11' 6" x 7' 5" (3.51m x 2.26m)

A generous bedroom with upvc window to side, multiple power points, single radiator and fully carpeted.

Bedroom Three

11' 4" x 6' 9" (3.45m x 2.06m)

A large single room with upvc window, built in wardrobes, multiple power points and fully carpeted.



REAR GARDEN

An enclosed rear garden with side gate access for off road parking, wooden side gate, artificial grassed lawn and Yorkshire stone patio area ideal for al fresco dining.

FRONT GARDEN

A small front garden with gated path way leading to front door, mature shrubs and walled boundary.

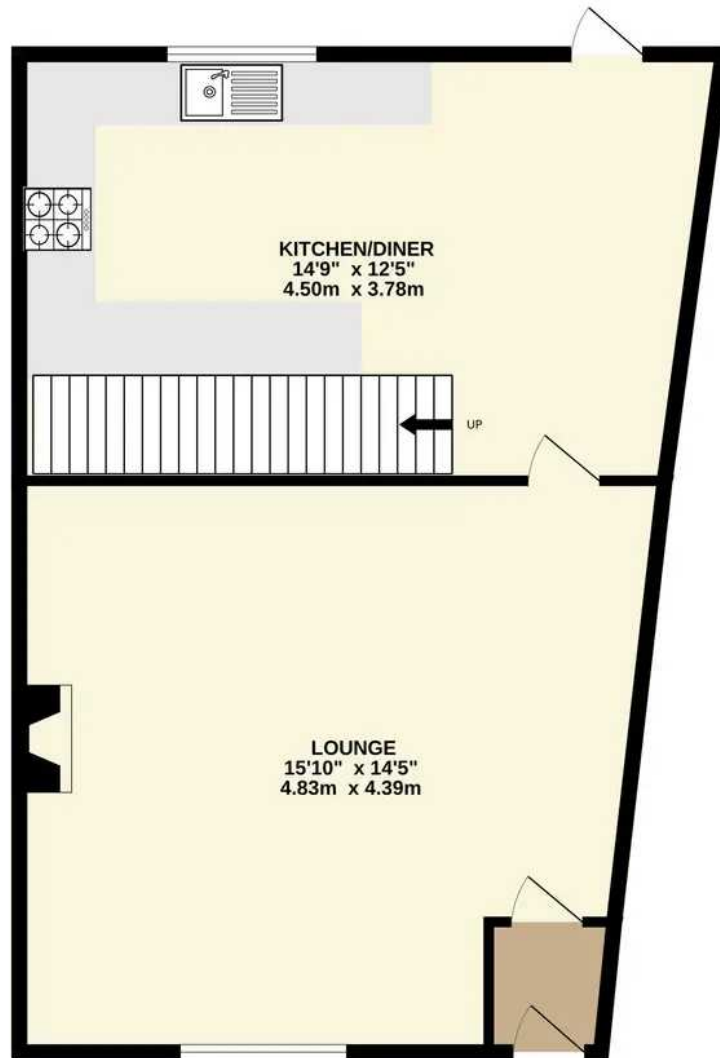
DRIVEWAY

1 Parking Space

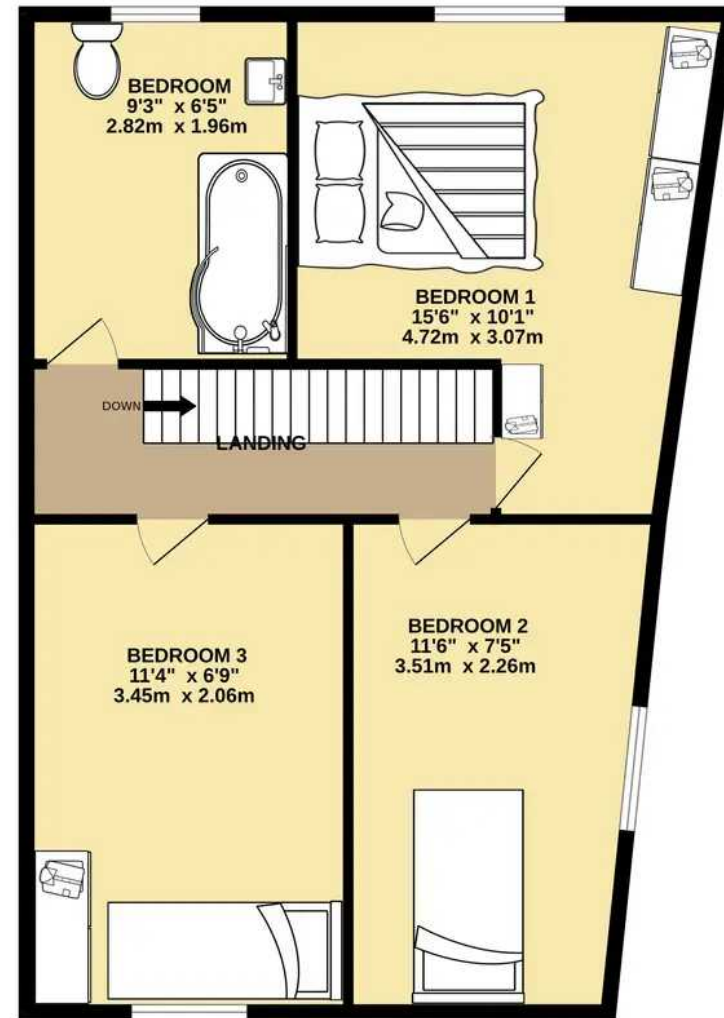
A concrete gated driveway to the rear provides parking for one car.



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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