



249 Leigh Road, Hindley Green

Guide Price £110,000

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249 Leigh Road

Hindley Green, Wigan

Nestled in a charming corner of Bickershaw Country Park, this two-bedroom bungalow presents a rare investment opportunity for those with a vision to transform this space into an exceptionally desirable rental property. Boasting a private rear yard, this true bungalow offers a blank canvas for renovation, awaiting a new owner to make their mark. The property features two well-proportioned bedrooms, providing ample living space for potential tenants seeking a quiet retreat close to essential amenities. With driveway parking for convenience, this residence is perfectly positioned to enjoy the tranquillity of the park surroundings while benefiting from easy access to local shops and amenities, making it an ideal investment for those looking to capitalise on the rental market in this popular locale.

Outside, the property reveals a private garden offering a peaceful sanctuary for outdoor relaxation, complete with a wood storage shed and ample space for al fresco dining and entertaining. A secure concrete gated driveway provides parking for one car, ensuring residents have convenient off-street parking in this sought-after neighbourhood. With its favourable location and potential for a lucrative return on investment, this property presents a unique opportunity to create a desirable living space in a serene setting that is sure to appeal to discerning investors and rental market enthusiasts alike.

Council Tax band: A

Tenure: Freehold

- Investment Opportunity
- Ideal Rental
- Two Bedrooms

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Lounge

13' 10" x 13' 2" (4.22m x 4.01m)

A spacious lounge space with gas fire, upvc bay window, laminate flooring and single radiator.

Bathroom

7' 2" x 6' 9" (2.18m x 2.06m)

A three piece bathroom suite with tiled walls, single radiator, bath tub, wash basin, low level w.c and laminate flooring.

Kitchen

7' 2" x 6' 9" (2.18m x 2.06m)

A generous family kitchen with upvc window to rear, stainless steel sink under upvc window, laminate flooring, upvc window and door to side through to lean to.

Lean Too

7' 2" x 10' 6" (2.18m x 3.20m)

A utility space is in need of repair or replacing.

Bedroom One

10' 5" x 9' 6" (3.18m x 2.90m)

A double room with built in wardrobes. single radiator, upvc window to rear and laminate flooring.

Bedroom Two

7' 2" x 10' 5" (2.18m x 3.18m)

A double room with upvc window to front, single radiator and laminate flooring.



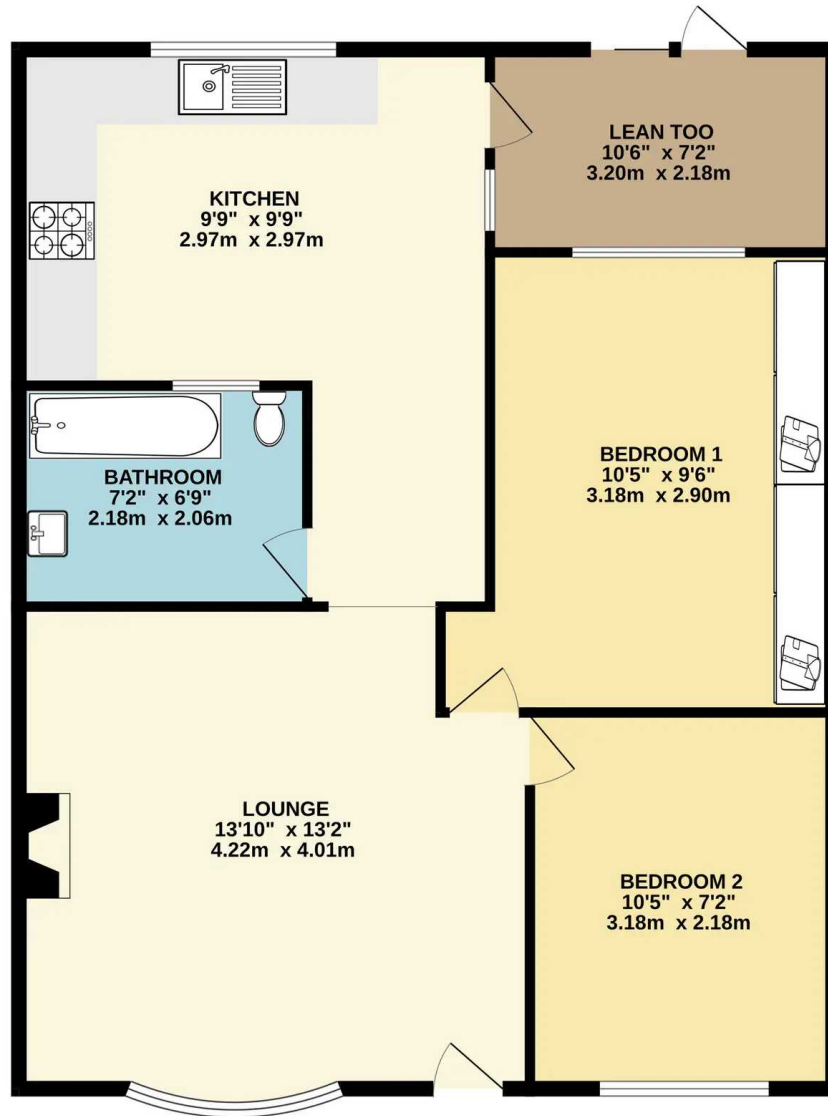


GARDEN

A private garden with wood storage shed and space for al fresco dining.



GROUND 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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