



73 Leigh Road, Hindley Green
£135,000

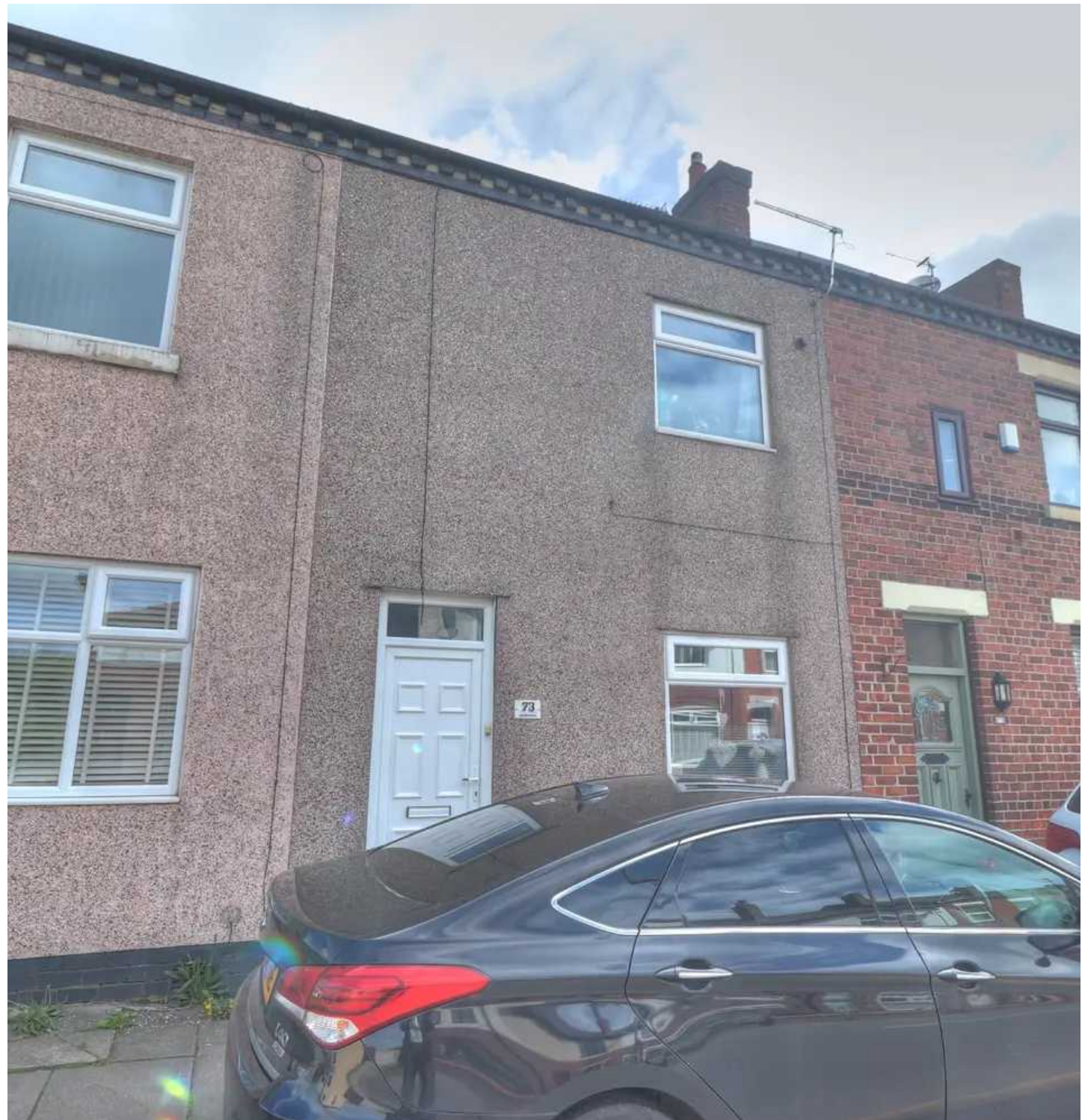
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ESTATE AGENTS

73 Leigh Road

Hindley Green, Wigan

Nestled in the charming neighbourhood close to Bickershaw Country Park, this welcoming three-bedroom mid-terraced property offers a perfect combination of modern convenience and cosy comfort. The tastefully designed interior boasts two reception rooms, a modern fitted kitchen, and a basement room ideal for use as a home office or additional living space. The property features built-in storage in the bedrooms, providing ample storage, while the low maintenance rear garden offers a private oasis for relaxation and entertaining. With a flagged patio area perfect for al fresco dining, this home is an ideal choice for first-time buyers seeking a peaceful retreat in a convenient location. Additionally, savvy investors will appreciate the excellent rental potential of this property, making it a versatile and attractive opportunity in the housing market.

Stepping outside, the property's outdoor space continues to impress with a private enclosed rear garden that requires little upkeep, featuring an attractive artificial grassed lawn and a raised flagged patio complete with a canopy for enjoying outdoor meals in style.



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The garden is bordered by wooden fencing, providing both privacy and a sense of tranquillity. Gated access ensures security and convenience, while an exterior power point adds practicality for outdoor tasks or leisure activities. To the front of the property, on-street parking offers space for one car without the hassle of permits, adding to the ease and accessibility of every-day life. Whether you're looking to relax in a peaceful garden setting or host gatherings with friends and family, this property's outdoor space offers a perfect balance of functionality and beauty, creating a welcoming environment for residents to enjoy all year round.

Council Tax band: A

Tenure: Leasehold

- Three Bedroom Terraced House
- Basement Room/Home Office
- Two Reception Rooms
- Modern Fitted Kitchen
- Close to Bickershaw Country Park
- Low Maintenance Rear Garden
- Ideal First Time Buyers Home
- Built In Wardrobes
- Perfect Investment Opportunity
- Flagged Patio Area for Al Fresco Dining



Lounge

12' 2" x 15' 6" (3.71m x 4.72m)

A generous family room with upvc window tor front, wood effect laminate flooring, multiple power points, entrance vestibule and warmed via single radiator.

Dining Room/Second Family Room

12' 5" x 13' 8" (3.78m x 4.17m)

Kitchen

11' 1" x 7' 5" (3.38m x 2.26m)

A modern fitted kitchen with a range of base and wall units, large work tops, integrated appliances, sink under upvc window, roller blind, upvc barn door to rear garden and grey wood effect laminate flooring.

Basement Room

14' 10" x 10' 8" (4.52m x 3.25m)

A basement room ideal for kids play room or home office with lighting and multiple power points.

Landing

5' 6" x 13' 9" (1.68m x 4.19m)

A spacious landing space with spindle staircase, ceiling light, power point and fully carpeted.

Bedroom One

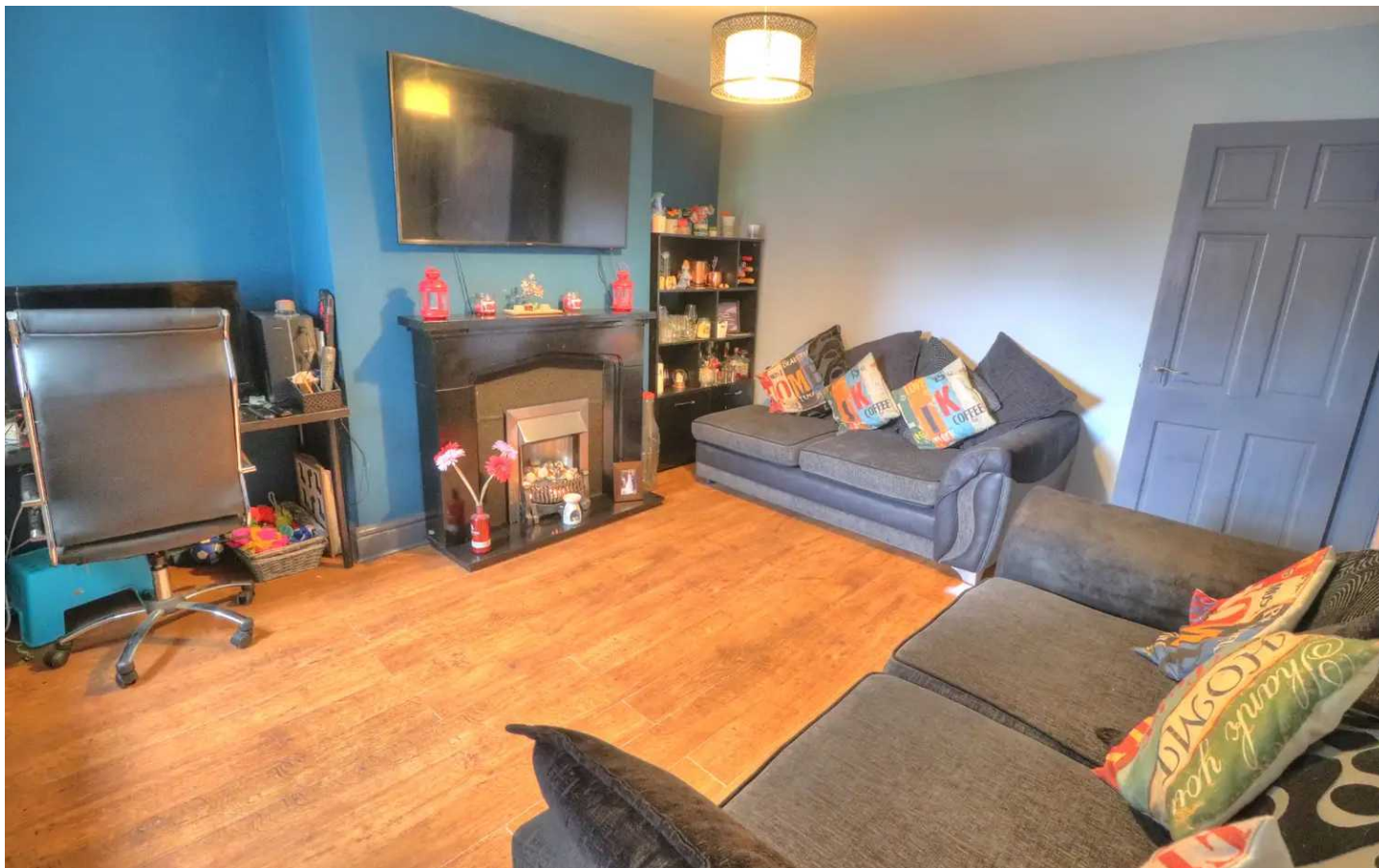
12' 2" x 13' 5" (3.71m x 4.09m)

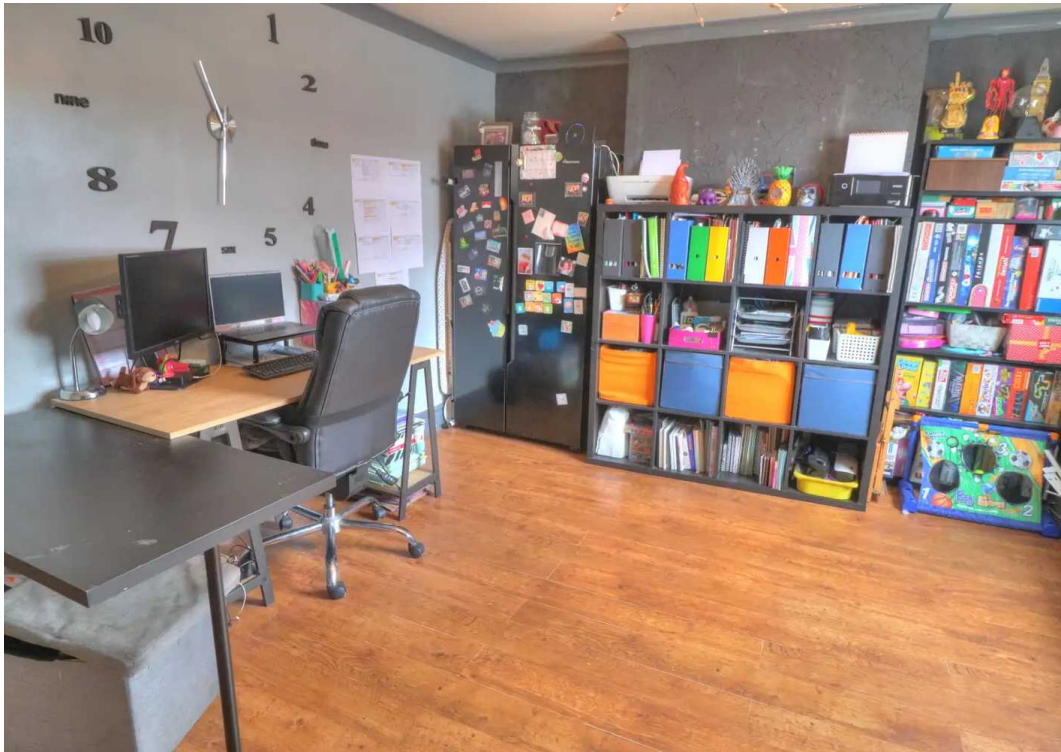
A large double room with upvc window to front, built in storage, multiple power points, wood effect laminate flooring and warmed via single radiator.

Bedroom Two

9' 8" x 7' 7" (2.95m x 2.31m)

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





Bedroom Three

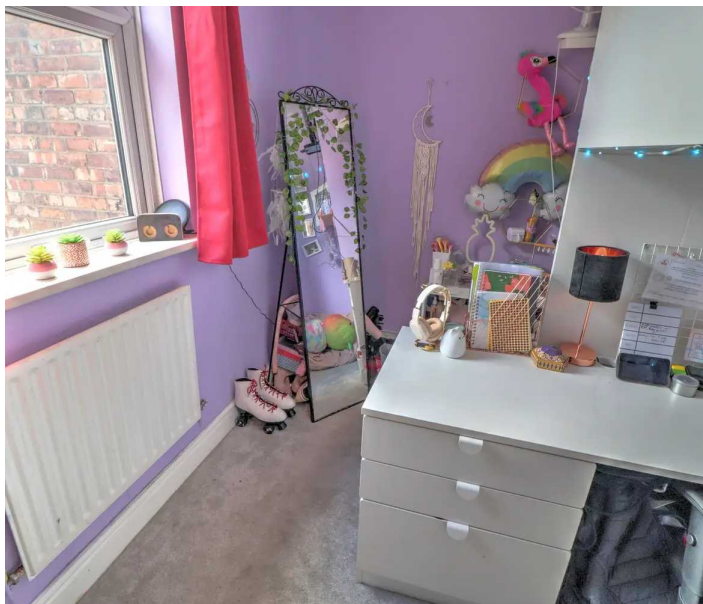
10' 9" x 7' 5" (3.28m x 2.26m)

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

Bathroom

5' 6" x 9' 8" (1.68m x 2.95m)

A three piece bathroom suite with shower over bath tub, tile effect vinyl flooring, low level w.c, wash basin and warmed via single radiator.



REAR GARDEN

A private enclosed low maintenance rear garden with attractive artificial grassed lawn, raised flagged patio with canopy ideal for al fresco dining, gated access and external power point, wood fenced border.

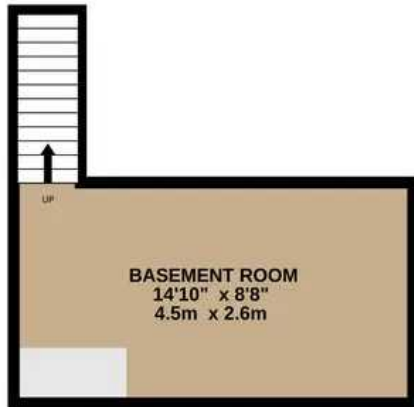
ON STREET

1 Parking Space

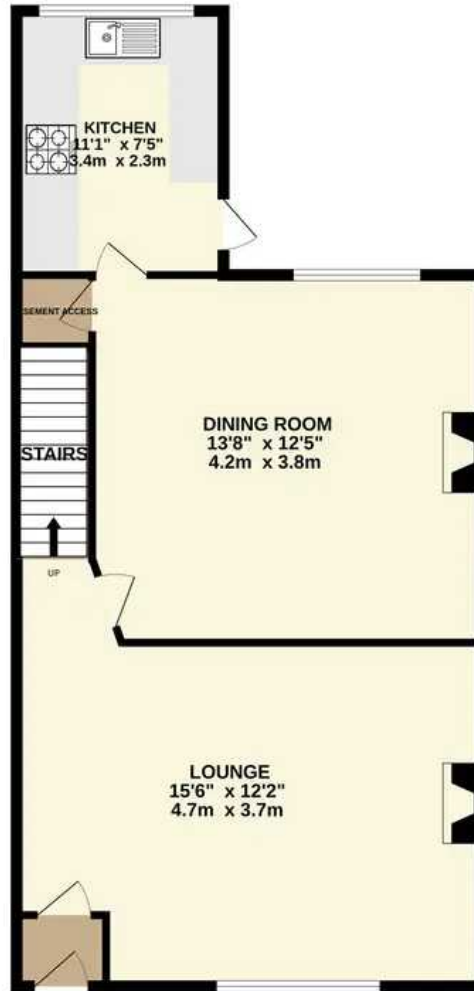
On street parking to front providing space for one car with no need for permit.



BASEMENT



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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Movuno

105 Market Street, Hindley - WN2 3AA

01942 559 102

hindley@movuno.com

www.movuno.com/