



2 Wharncliffe Street, Hindley

Offers in Region of £110,000

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ESTATE AGENTS

2 Wharncliffe Street

Hindley, Wigan

Introducing this stunning 2-bedroom end of terrace property, offering an ideal investment opportunity or perfect for first-time buyers looking for a contemporary living space. The property boasts a modern kitchen with a breakfast bar, providing the perfect setting for entertaining guests or enjoying a leisurely morning coffee. The attention to detail is evident throughout, with Karndean flooring adding a touch of luxury. Situated in a popular residential area, this immaculately finished home is conveniently located close to all local amenities, making every-day living a breeze. With no chain, the property is ready for its new owners to move in and make it their own.

Step outside into the private rear garden, a peaceful escape from the hustle and bustle of daily life. The stone chipped patio area is an ideal spot for al fresco dining or simply unwinding with a book on a sunny afternoon. A wooden storage shed provides ample space for garden tools and outdoor equipment, while the brick wall boundary offers privacy and security. Gated side access allows for easy bin removal, adding to the convenience of this outdoor space. Furthermore, on-street parking for one car eliminates the need for a permit, ensuring hassle-free parking for residents and their guests. Don't miss out on the opportunity to own this contemporary gem with modern features and a tranquil outdoor retreat.

Council Tax band: A Tenure: Freehold

- Ideal Investment Opportunity
- First Time Buyers
- Two Bedroom
- End Terrace



2 Wharncliffe Street

Hindley, Wigan

- Ideal Investment Opportunity
- First Time Buyers
- Two Bedroom
- End Terrace
- Private Rear Garden
- Modern Kitchen with Breakfast Bar
- Close to all Local Amenities
- Popular Residential Area
- Karndean Flooring
- No Chain



Lounge

12' 8" x 12' 6" (3.86m x 3.81m)

A spacious family room with upvc window to front, multiple power points, Karndean flooring, fire with surround and entrance vestibule.

Kitchen

12' 9" x 9' 2" (3.89m x 2.79m)

A modern fitted kitchen with Karndean flooring, a range of fitted base and wall units, stainless steel sink under upvc window, large work tops, breakfast bar with stools and upvc door to yard.

Landing

A landing area fully carpeted.

Bathroom

12' 5" x 9' 2" (3.78m x 2.79m)

A three piece bathroom suite with shower over bath and glass screen, wash basin with vanity unit under, vinyl flooring, single radiator, frosted upvc window and part tiled walls.

Bedroom One

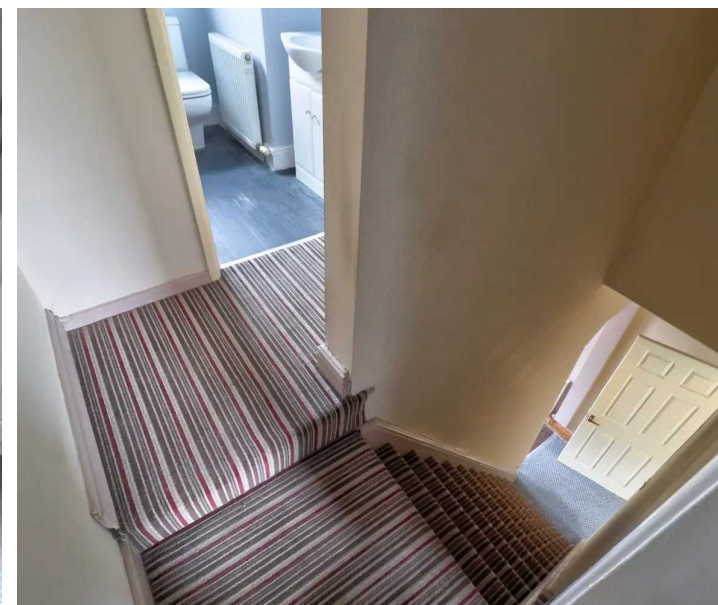
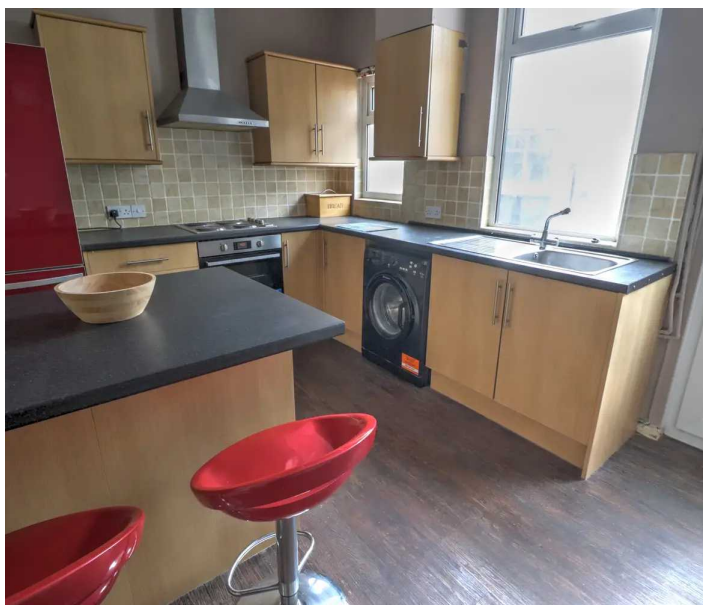
12' 9" x 12' 5" (3.89m x 3.78m)

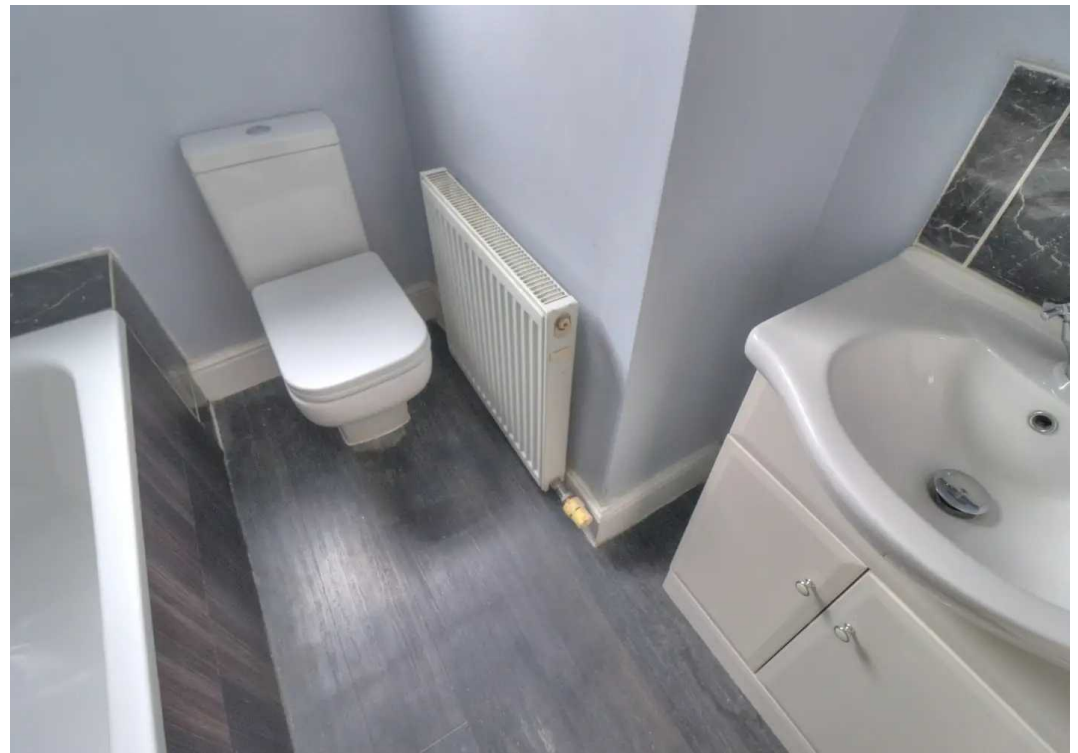
A large double room with upvc window to front, fully carpeted, multiple power points and single radiator.

Bedroom Two

9' 2" x 7' 4" (2.79m x 2.24m)

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





REAR GARDEN

A private enclosed rear yard with stone chipped patio ideal for al fresco dining, wooden storage shed, brick wall boundary and gated side access to bin removal.

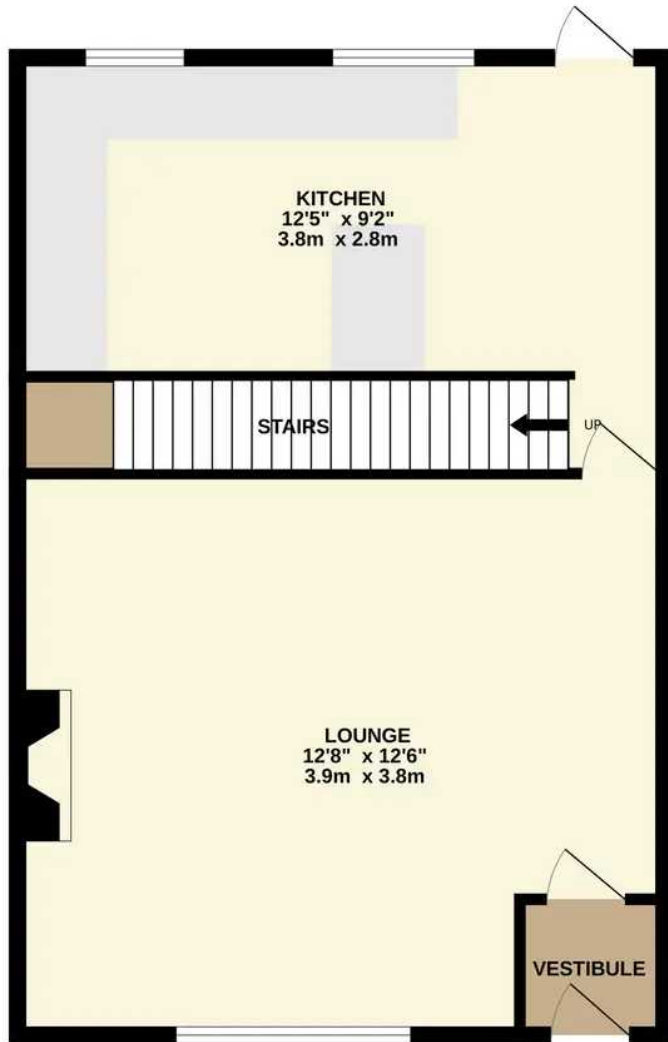
ON STREET

1 Parking Space

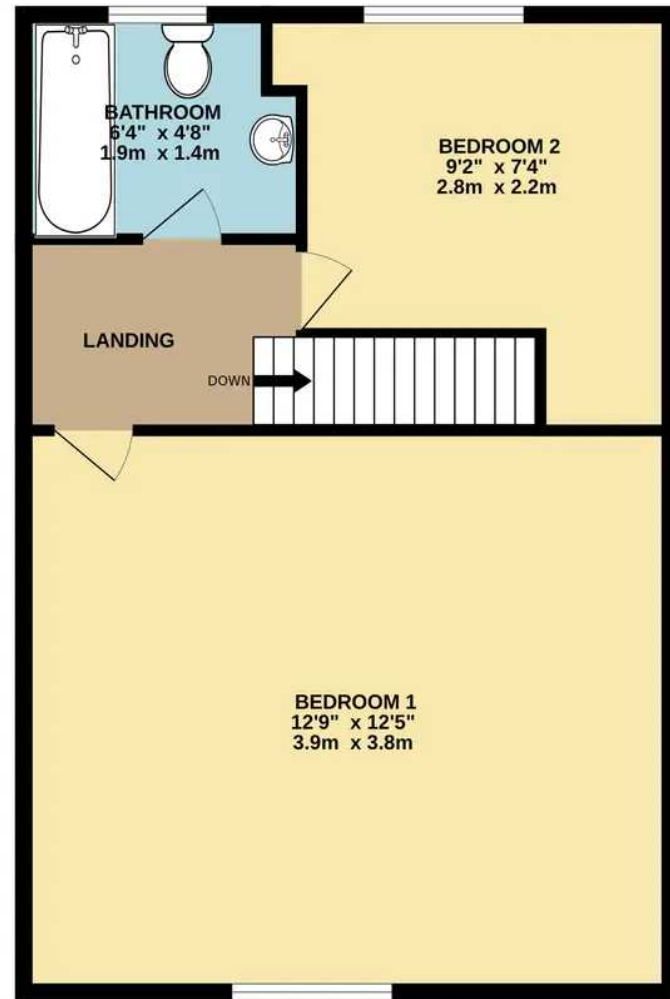
On street parking for one car with no need for permit.



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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