



81 Wigan Road, Hindley

Offers in Region of **£145,000**

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ESTATE AGENTS

81 Wigan Road

Hindley, Wigan

Nestled in a sought-after location, this immaculately presented 2-bedroom mid-terraced property is an ideal blend of comfort and convenience. Boasting no chain, this stunning residence offers two spacious reception rooms bathed in natural light, perfect for entertaining guests or relaxing in style. The property features two generous double rooms alongside a loft room with a Velux window, ensuring ample space for a growing family or those seeking a home office. The elegantly designed garden front mid-terrace invites you in with a quaint bricked path leading to the front door, bordered by a tranquil blue slate chipping feature area adorned with a variety of vibrant shrubbery. The property's stunning interior includes a luxurious four-piece bathroom suite, embodying a blend of contemporary design and attention to detail. Whether you are an investor seeking a promising opportunity or a first-time buyer looking for a charming home, this property proves to be the perfect match. With its proximity to local amenities, this residence not only offers modern living but also the convenience of everything you need at your doorstep.

Stepping outside, the property's outdoor space offers a private sanctuary for relaxation and entertaining. The well-maintained garden front exudes charm, featuring a gate and a winding bricked path leading to the entrance, complemented by a welcoming bay window and a serene blue slate chipping area, creating a picturesque first impression. A convenient gas metre cupboard adds to the property's functionality and attention to detail. The rear of the property presents a low-maintenance yard complete with a blend of flagstones and artificial lawn, making it a perfect spot for al fresco dining or enjoying the sunshine.



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An outdoor light and tap enhance the practicality of the space, ensuring enjoyable outdoor experiences. Additionally, the property offers ample parking options, with street parking available both to the front and side roads without requiring a permit. A notable highlight is the large carport accessed from the rear, featuring a light and an up-and-over door, providing secure parking for one vehicle. Completing the package is a rear roller shutter and canopy providing added security and convenience, making this property a true gem for those seeking a harmonious blend of comfort, privacy, and modern living.

Council Tax band: A

Tenure: Freehold

- No Chain
- Two Large Reception Rooms
- Two Double Rooms
- Loft Room with Velux Window
- Garden front Mid Terrace
- Rear Yard with Carport
- Four Piece Bathroom Suite
- Ideal Investment Opportunity
- First Time Buyers Home
- Close to all Local Amenities



Entrance Hallway

15' 9" x 3' 6" (4.80m x 1.07m)

Door with frosted and leaded window and letter box. Laminate flooring. Radiator. Light. Power point. Cupboard housing electric meter and consumer unit. Stairs to First Floor. Doors to Living Room and Dining Room.

Lounge

15' 1" x 11' 1" (4.60m x 3.38m)

Laminate flooring. Radiator. Power points. TV point. Light. Double glazed bay windows to front aspect with fitted blinds. Electric fireplace with marble back and tiled hearth and wooden frame.

Dining Room

14' 7" x 11' 11" (4.45m x 3.63m)

Laminate flooring. Radiator. Light. Power points. Two wall mounted lights. Cupboard housing Worcester boiler. Worcester smart thermostat. Double glazed patio doors to rear yard. Door to Under Stairs Store. Open access to Kitchen.

Kitchen

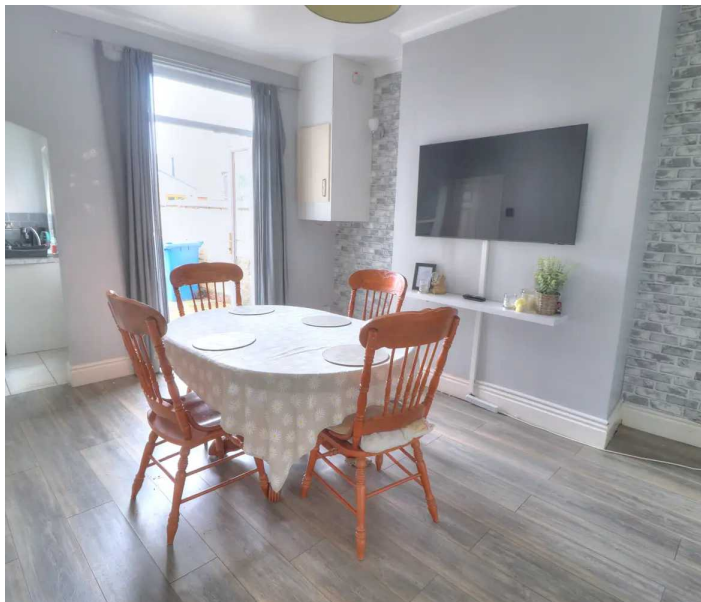
8' 11" x 8' 2" (2.72m x 2.49m)

Tiled flooring. Light. Power points. Range of wall and base units with grey cabinetry and marble effect work tops. Integrated Logik oven and four ring gas hob with cooker hood. Splashback tiling to compliment. Stainless steel sink with drainer. Plumbed for washing machine. Space for white goods. Double glazed window. Door to rear yard.

Landing

14' 6" x 5' 5" (4.42m x 1.65m)

Carpeted. Light. Storage to eaves. Stairs to Second Floor. Doors to both Bedrooms and Bathroom.



Bedroom One

15' 1" x 12' 3" (4.60m x 3.73m)

This double Bedroom sits to the front aspect of the property. Carpeted. Two double glazed windows. Light. Power points. TV point. Radiator. Range of fitted wardrobes to eaves.

Bedroom Two

14' 4" x 8' 1" (4.37m x 2.46m)

This double Bedroom sits to the rear aspect of the property. Carpeted. Light. Power points. Radiator. Double glazed window with fitted blinds.

Loft Room

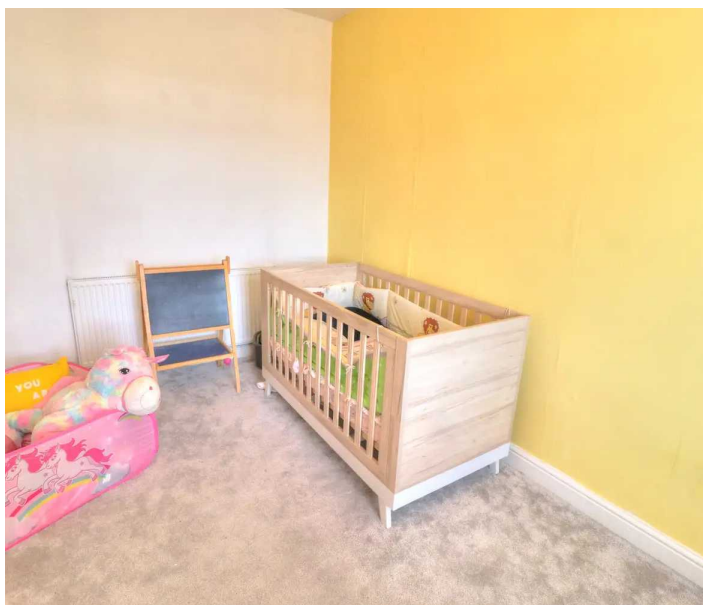
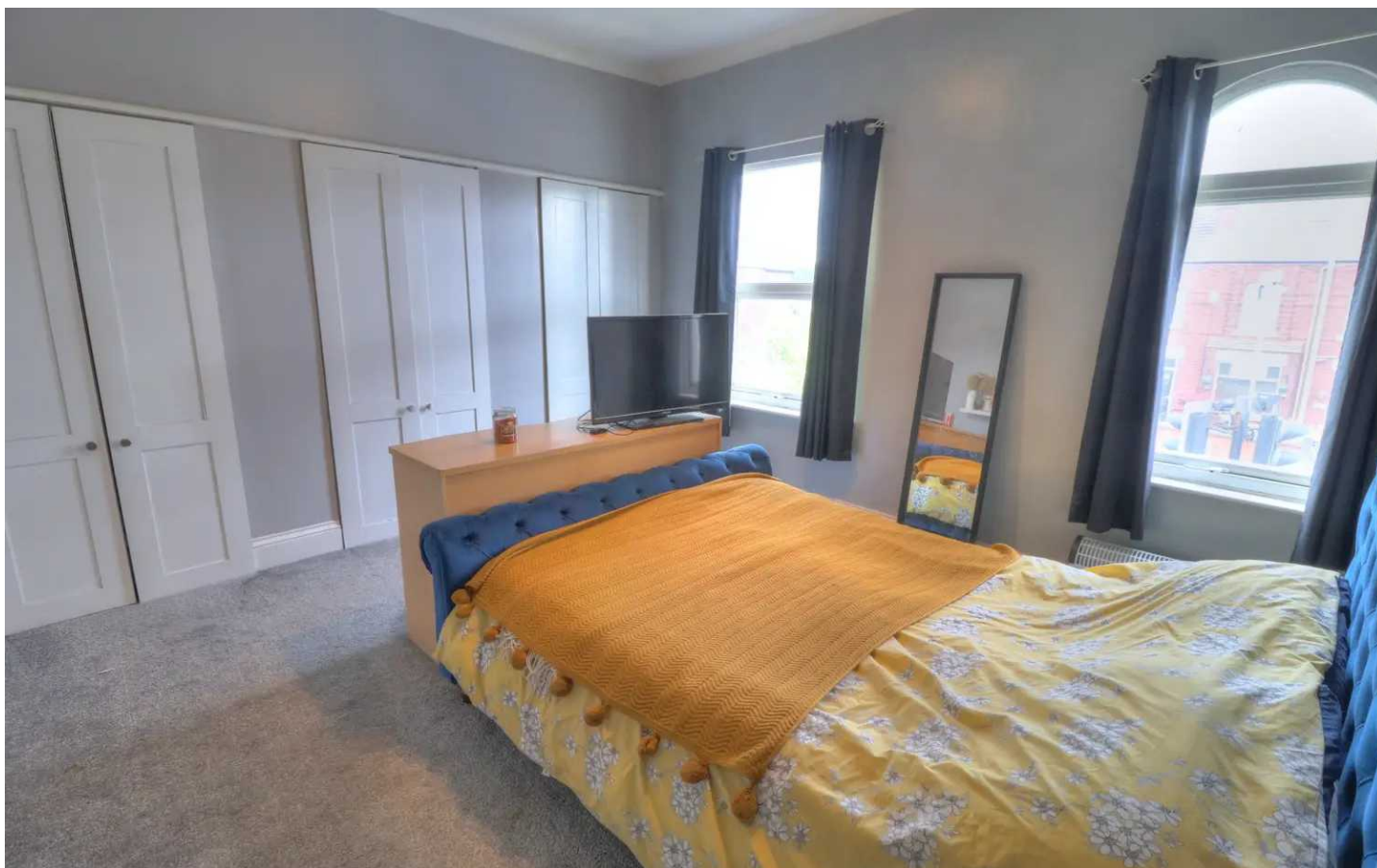
15' 9" x 15' 1" (4.80m x 4.60m)

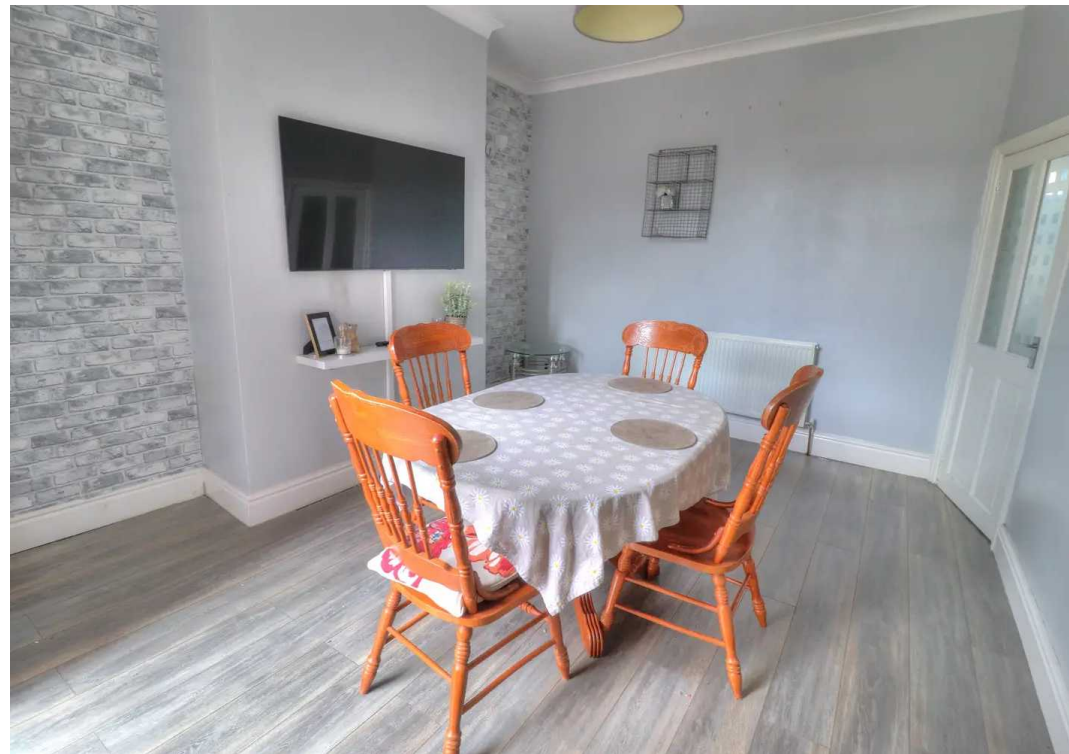
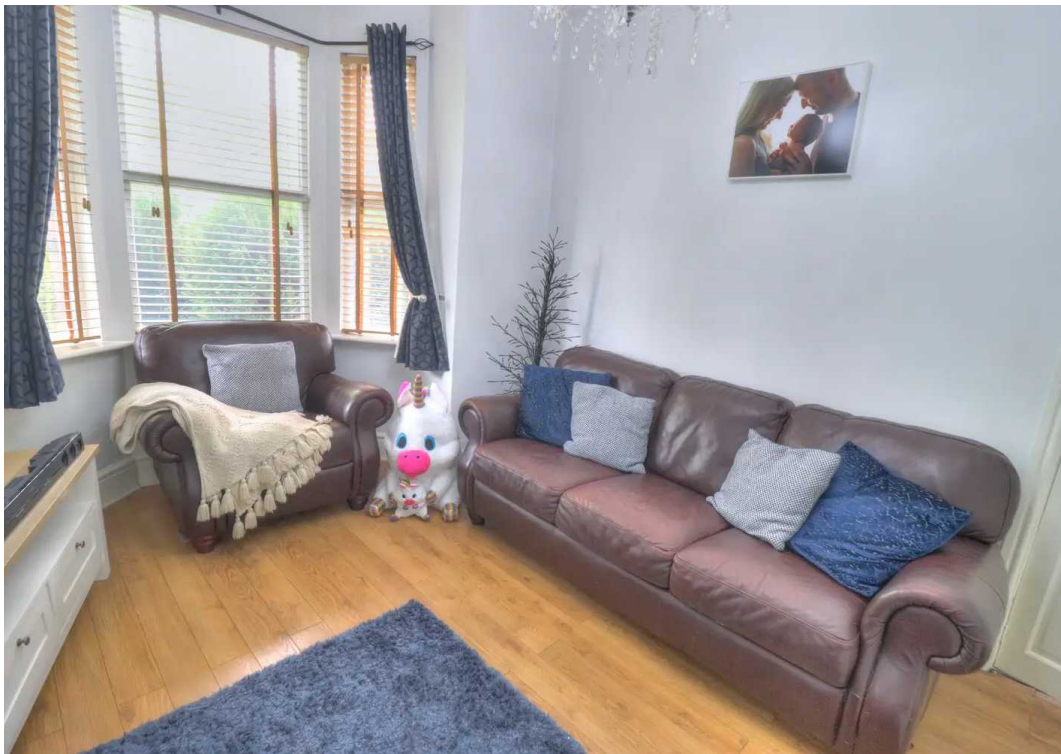
Carpeted. Two Velux windows with fitted blinds. Light. Power points. Radiator. Storage to eaves.

Bathroom

7' 6" x 9' 1" (2.29m x 2.77m)

Tiled flooring. Tiled elevations. Inset ceiling lights. Extractor fan. Frosted double glazed window to rear aspect. Heated towel rail. Sink. WC. Bath tub with wall mounted shower handset and mixer tap. Corner shower cubicle with jets and glass sliding doors.





FRONT GARDEN

The property benefits from a well maintained garden front. There is a gate and a bricked path to the front door which in turn wraps around under the bay window and a blue slate chipping feature area with a range of shrubbery. There is also a cupboard housing the gas meter.

REAR GARDEN

To the rear of the property is a low maintenance yard which is mainly flagged with an artificial lawned area. There is an outdoor light and tap. A large carport with light and an up and over door is accessed via the rear of the property.

ON STREET

1 Parking Space

Street parking to front and side road with no permit required.

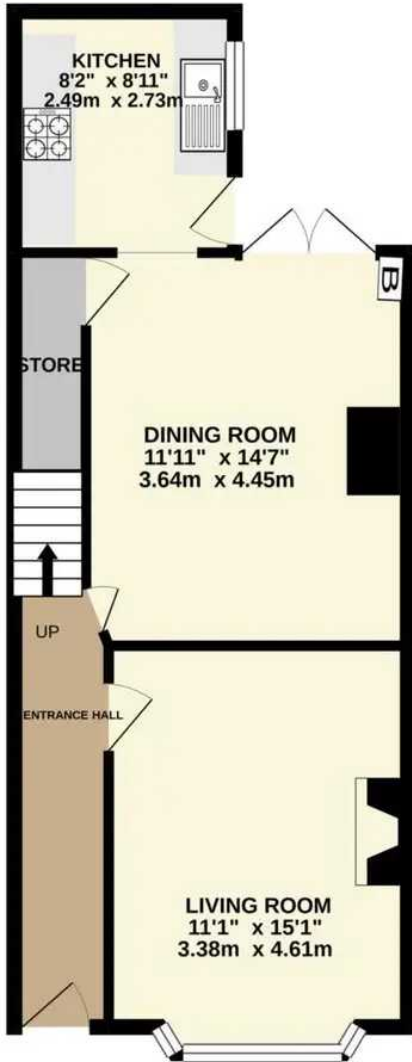
CAR PORT

1 Parking Space

A rear roller shutter and canopy parking for one car



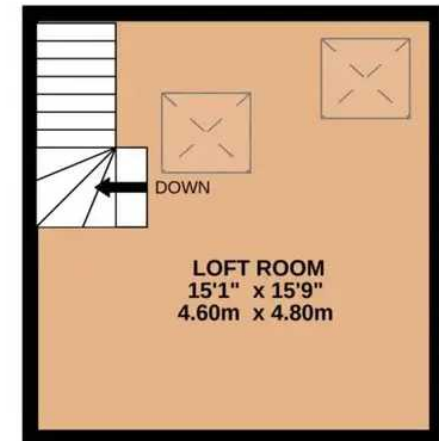
GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



2ND FLOOR
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA : 1181 sq.ft. (109.7 sq.m.) approx.

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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