



875 Atherton Road  
Hindley Green, Wigan, WN2 4TB  
Offers Over £195,000





## 875 Atherton Road, Hindley Green, Wigan, WN2 4TB

A perfect family home located in the popular area of Hindley Green, 875 Atherton Road comprises a three bedroom semi-detached property. The property has been modernised and has the benefit of a new high gloss dining kitchen with integrated appliances, from the kitchen via a french door, the spacious rear garden laid to lawn is accessed.

The property is within close proximity to amenities and is a short drive from Wigan town centre with accommodation comprising; lounge, kitchen / diner, three bedrooms and a family bathroom.

The property is subject to a 999 year lease and has an EPC of C71.



### Ground Floor

#### Lounge

13'1" x 11'8" (4.01 x 3.56)

#### Kitchen Diner

9'3" x 15'11" (2.82 x 4.86)

### First Floor

#### 1st Bedroom

8'3" x 6'6" (2.52 x 2)

#### 2nd Bedroom

7'3" x 8'3" (2.22 x 2.53)

#### 3rd Bedroom

9'5" x 7'3" (2.89 x 2.23)

#### Bathroom

6'6" x 5'3" (1.99 x 1.61)

#### Rear garden

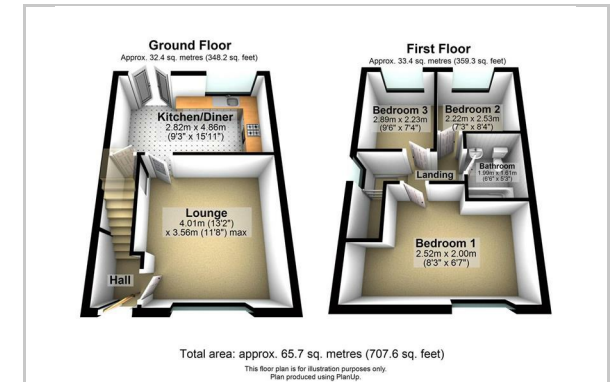
#### Aerial Imagery



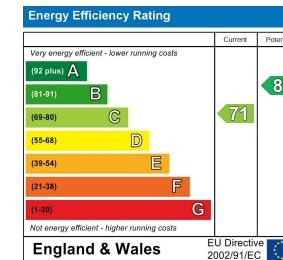
## Area Map



## Floor Plan



## Energy Efficiency Graph



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