



4 Hall Lane, Hindley, WN2 2SA

Price Guide £275,000



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Fully refurbished to a high specification, a contemporary feel has been incorporated throughout with solid oak engineered wood flooring to the lounge, with exposed pine flooring within the remaining accommodation.

Excellent for commuters, a short walk to Hindley train station, which has direct connections to Manchester Victoria (37 minutes), Manchester Oxford Road (34 minutes), and Wigan Wallgate (8 minutes).

The spacious accommodation comprises of 3 bedrooms, bathroom, lounge and dining kitchen, with bi-fold door opening onto the rear garden laid to lawn. To the front there is a blocked paved double driveway providing ample off road parking.

Tenure - Leasehold 866 years remaining of the initial 999 year term. EPC - C76.



Front Driveway

Rear Garden

Ground Floor

Aerial View

Lounge

12'2" x 12'2" (3.73m x 3.72m)

Hallway

Kitchen / Dining Room

26'7" x 21'5" (8.12m x 6.53)

First Floor

Landing

Bedroom 1

16'1" x 12'2" (4.92 x 3.72)

Bedroom 2

12'4" x 12'2" (3.76 x 3.72)

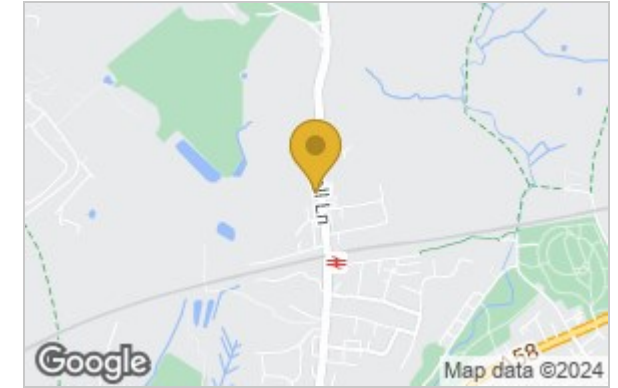
Bedroom 3

7'7" x 6'7" (2.32 x 2.03)

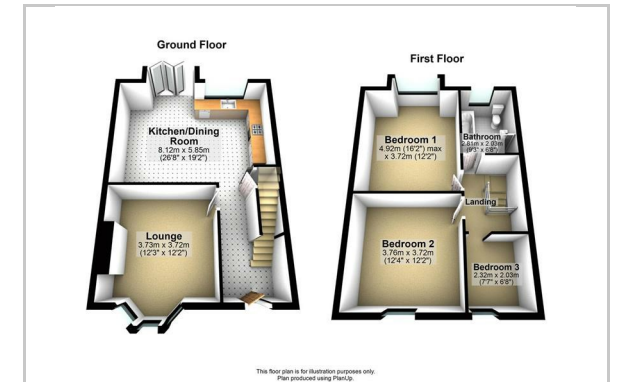
Bathroom

9'2" x 6'7" (2.81 x 2.03)

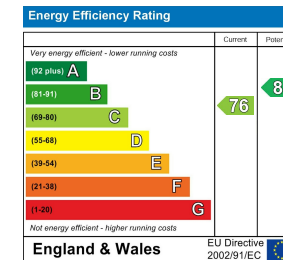
Area Map



Floor Plan



Energy Efficiency Graph



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