



335 Atherton Road, Hindley
£375,000

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ESTATE AGENTS

335 Atherton Road

Hindley, Wigan

Situated in a desirable location, this traditional bay fronted detached family home offers spacious and versatile living accommodation. The property boasts a welcoming entrance hallway, leading to two reception rooms perfect for entertaining guests or for family relaxation. The heart of the home is the large family room, flooded with natural light. This room benefits from a guest W.C / utility room conveniently located nearby.

Upstairs, you will find three generously sized double bedrooms, each offering ample space and storage solutions. The master bedroom benefits from an en-suite shower room, complete with modern fixtures and fittings. The property also benefits from a garage with a boarded loft area ideal for additional storage. A two-car driveway provides off-road parking, further enhancing the practicality of this exceptional family home.

The mature large gardens to the front and rear of the property offer a picturesque setting for outdoor enjoyment. The attractive rear garden features a well-maintained grassed lawn and a flagged patio area, perfect for al fresco dining or entertaining guests. The bordering well-stocked flower beds and established trees and shrubs add a touch of tranquillity to the outdoor space.



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The property's outdoor space also includes a mature grassed lawn at the front, adorned with decorative trees and shrubs, enhancing the property's elegant façade. The walled boundary ensures privacy and security, while the well-stocked flower beds provide a burst of colour throughout the year.

Additionally, the property offers a sizeable garage with multiple power points, a water tap, and lighting. The garage also features a boarded loft area, ideal for those in need of extra storage space. This versatile feature adds further practicality and convenience to the property.

A driveway at the front of the property provides parking for two cars, ensuring that there is ample space for residents and visitors alike.

In summary, this unique family home presents an exceptional opportunity not to be missed. With its spacious living areas, versatile layout, mature gardens, and valuable off-road parking, it offers both comfort and convenience. If you are seeking a traditional yet contemporary family home, arrange a viewing today and discover the charm and potential this property has to offer.

Council Tax band: E

Tenure: Freehold



Entrance Porchway

Entrance door, tiled flooring, cloak area.

Entrance Hallway

Spacious hallway, feature coving to the ceiling, stairs leading to first floor with two feature lead lined stained glass windows.

Lounge

16' 8" x 12' 5" (5.08m x 3.78m)

A large family lounge with feature coal effect gas fire and surround, multiple power points, fully carpeted, doubles door to dining room, upvc double glazed bay window with built in shutters and radiator.

Dining Room

11' 9" x 14' 4" (3.58m x 4.37m)

A large dining room with double hard wood doors to rear garden, multiple power points, two radiators, multiple power points and fully carpeted.

Utility Room/ Guest W.C

7' 7" x 4' 5" (2.31m x 1.35m)

Plumbed for washing facilities, work top, wash basin with vanity under, low level w.c, stunning bespoke lead lined feature window and tiled flooring.



CONT:

Kitchen Area

9' 9" x 9' 1" (2.97m x 2.77m)

The family kitchen comes with fitted base and wall units, a Range cooker, an extractor fan over the cooker, a sink under a Upvc window, open access to a large family room, tiled flooring, large worktop.

Family Room

20' 5" x 10' 8" (6.22m x 3.25m)

A large family room that could be used in a variety of ways such as a further T.V room, children's play area, or second dining room with fantastic views onto the large rear garden with open plan access to the family kitchen. This room will be the focal point of the house.

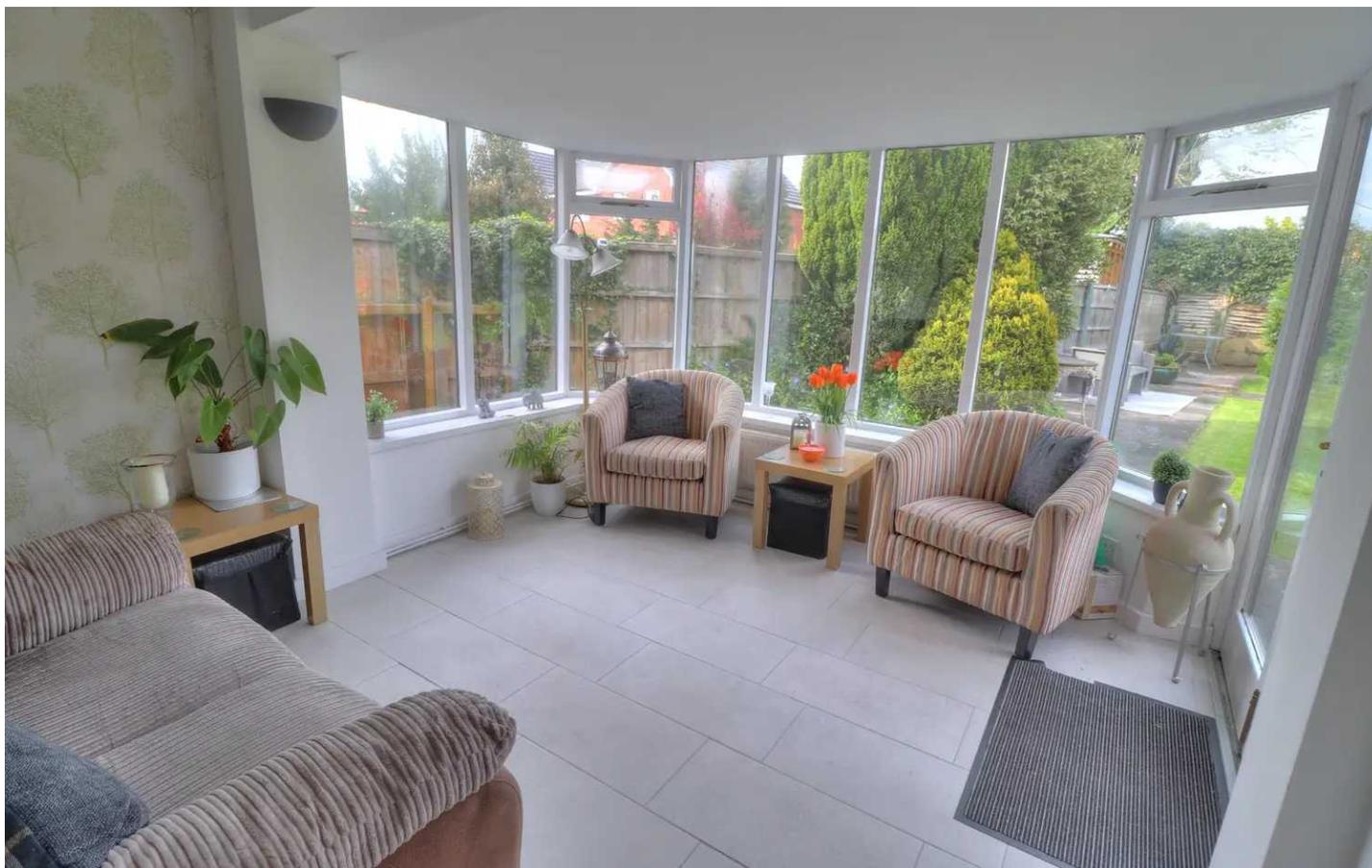
Landing

Spacious landing, loft access with loft ladders. Loft is partially boarded providing useful storage area.

Bedroom One

16' 10" x 12' 6" (5.13m x 3.81m)

A large double room with uPVC double glazed bay window and built-in shutters, multiple power points, modern fitted wardrobes with sliding doors, fully carpeted, radiator, and access to en-suite shower room.



CONT:

En-Suite Shower Room

5' 10" x 5' 2" (1.78m x 1.57m)

An en-suite shower room with low-level w.c, wash basin with vanity unit under, shower cubicle, cushion flooring, and heated towel rail.

Bedroom Two

9' 4" x 14' 4" (2.84m x 4.37m)

A large double room with double glazed window to rear with vertical blinds, multiple power points, built-in wardrobes, a radiator, and fully carpeted.

Bedroom Three

11' 10" x 10' 1" (3.61m x 3.07m)

A double room with double glazed window to rear with vertical blinds, single radiator, multiple power points, built-in storage cupboard, and fully carpeted.

Bathroom

7' 5" x 5' 8" (2.26m x 1.73m)

A family shower room with frosted double-glazed window to side, heated towel rail, low-level w.c, wash basin with vanity unit under, walk-in shower cubicle.





Rear Garden

An attractive large rear garden with mature grassed lawn, flagged patio area ideal for external dining, well stocked flower beds and established trees and shrubs.

Front Garden

A mature grassed lawn with mature trees and shrubs with walled boundary and well stocked flower beds.

Garage

11'1" X 17'3" A garage with multiple power points, water tap, lighting, boarded loft area for storage and up and over door.

Driveway

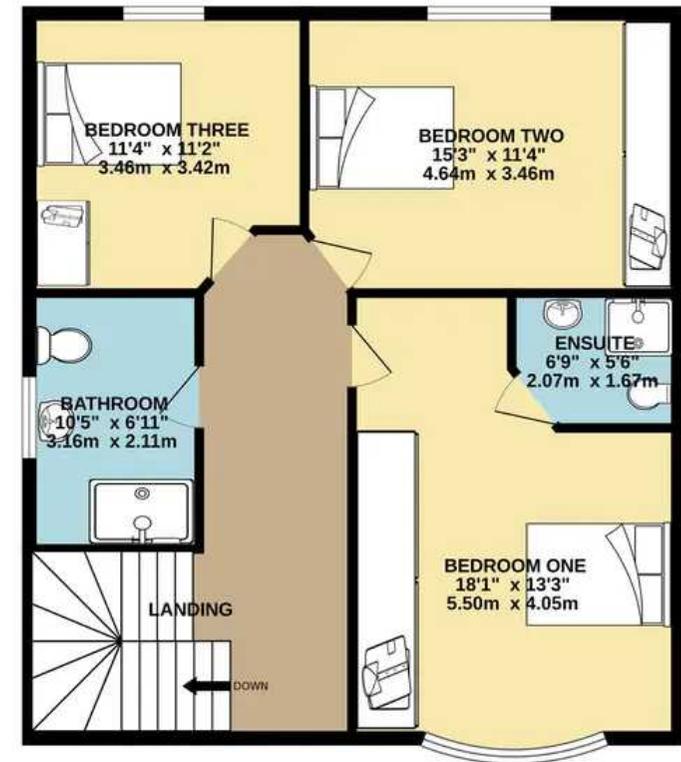
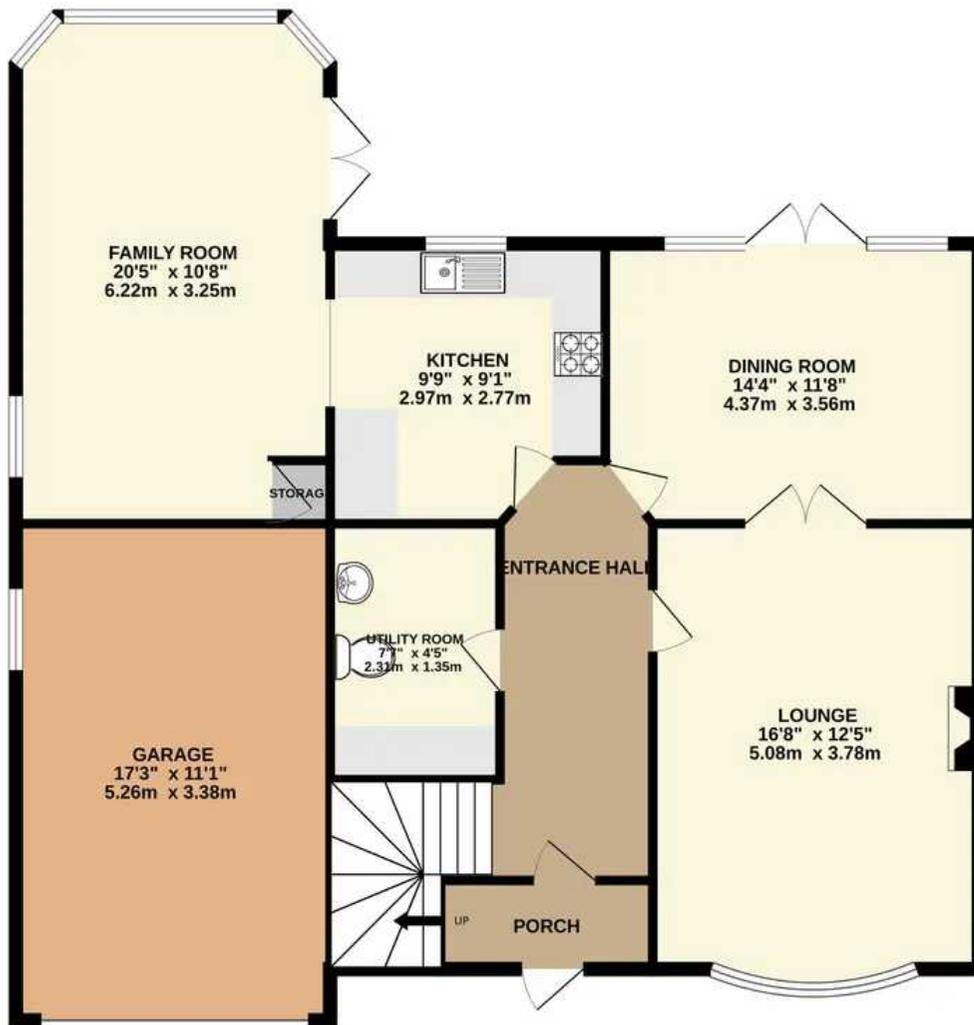
2 Parking Spaces

A driveway to front providing parking for two cars.



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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