



23 Sandringham Road, Hindley
£320,000

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ESTATE AGENTS

23 Sandringham Road

Hindley, Wigan

This beautifully presented 4-bedroom detached house, nestled in a peaceful cul-de-sac, offers a perfect blend of elegance and comfort. The property boasts three reception rooms, providing ample space for entertaining guests or relaxing with family. The interior of the home is filled with natural light, creating a warm and inviting atmosphere throughout. The well-appointed kitchen features modern appliances and plenty of storage space, making meal preparation a delight. A guest W.C and utility room adds convenience to the main floor, while an en-suite shower in the master bedroom provides a touch of luxury.

Moving outside, the property continues to impress with its exceptional outdoor space. The low maintenance rear garden is a true oasis, featuring a stunning Indian stone flagged patio perfect for al fresco dining or enjoying a morning coffee. Stone chipped flower beds add a pop of colour to the space, while a wood-fenced border ensures privacy for you and your family. External power points and a water faucet make outdoor tasks a breeze, while convenient side access on both sides of the property enhances accessibility.



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To complete this outdoor haven, a detached garage with power points, lighting, storage into eaves, and side door access offers plenty of room for parking and storage. Additionally, a tarmacked driveway provides space for three cars, ensuring parking is never an issue for residents or visitors. Don't miss out on the opportunity to make this stunning property your new home.

Council Tax band: D

Tenure: Freehold

- Three Reception Rooms
- Four Bedrooms
- Detached Family Home
- Detached Garage
- Guest W.C / Utility Room
- En-Suite Shower
- Three Car Driveway
- Cul-De-Sac Position
- Low Maintenance Rear Garden
- Log Fire with Surround



Entrance Hallway

Entrance hallway with wood effect laminate flooring, built in storage under stairs and internal staircase.

Lounge Open Plan

15' 5" x 12' 2" (4.70m x 3.71m)

A large open plan family lounge with log fire and surround, multiple power points, single radiator, sliding doors to orangery and open plan to family dining area.

Open Plan Diner

7' 9" x 12' 2" (2.36m x 3.71m)

A spacious open plan dining room with two upvc windows, wood effect laminate flooring, single radiator and multiple power points.

Kitchen

15' 3" x 7' 7" (4.65m x 2.31m)

A modern fitted kitchen with large work tops, a range of fitted base and wall units, under counter lighting, kick board lighting, five ring gas hob and oven, vertical radiator, tiled flooring and a range of integrated appliances, upvc window with sink underneath.

Orangery/Conservatory

11' 5" x 7' 7" (3.48m x 2.31m)

An attractive orangery/conservatory with two ceiling Velux windows, ceiling spot lighting, electric wall mounted fire, French door to rear garden and wood effect laminate flooring.

Utility Room/Office

5' 5" x 12' 1" (1.65m x 3.68m)

A useful room currently being utilised as the family utility room, with laminate flooring, single radiator and upvc window to front this room could easily be converted into a home office if needed.





Guest WC

2' 8" x 5' 6" (0.81m x 1.68m)

A guest w.c with frosted upvc window, single radiator, laminate flooring, wash basin and low level pedestal toilet.

Landing Area

9' 10" x 8' 8" (3.00m x 2.64m)

A spacious landing space with power point and fully carpeted.

Bathroom

6' 7" x 5' 3" (2.01m x 1.60m)

A three piece bathroom suite with heated towel rail, P shaped bath tub, shower above with glass screen, tiled walls and flooring, frosted upvc window, wash basin and pedestal w.c.

Bedroom One

12' 1" x 8' 7" (3.68m x 2.62m)

A double room with upvc window. single radiator, multiple power points, fully carpeted and access to en-suite shower room.

En_suite

7' 2" x 3' 1" (2.18m x 0.94m)

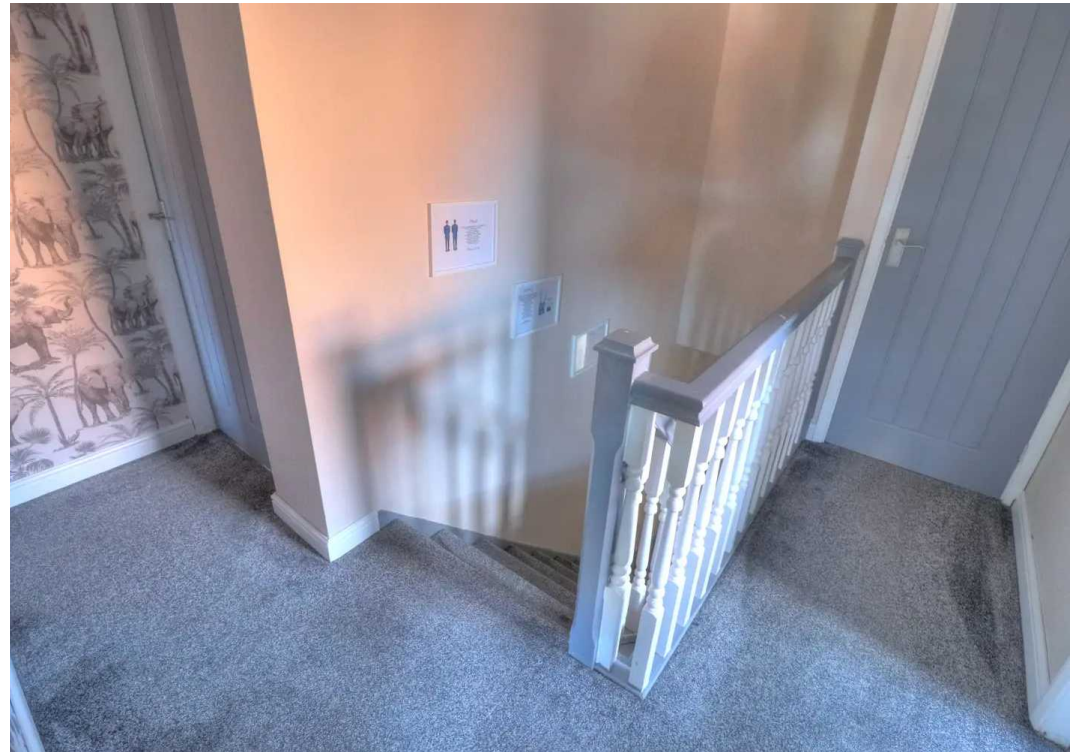
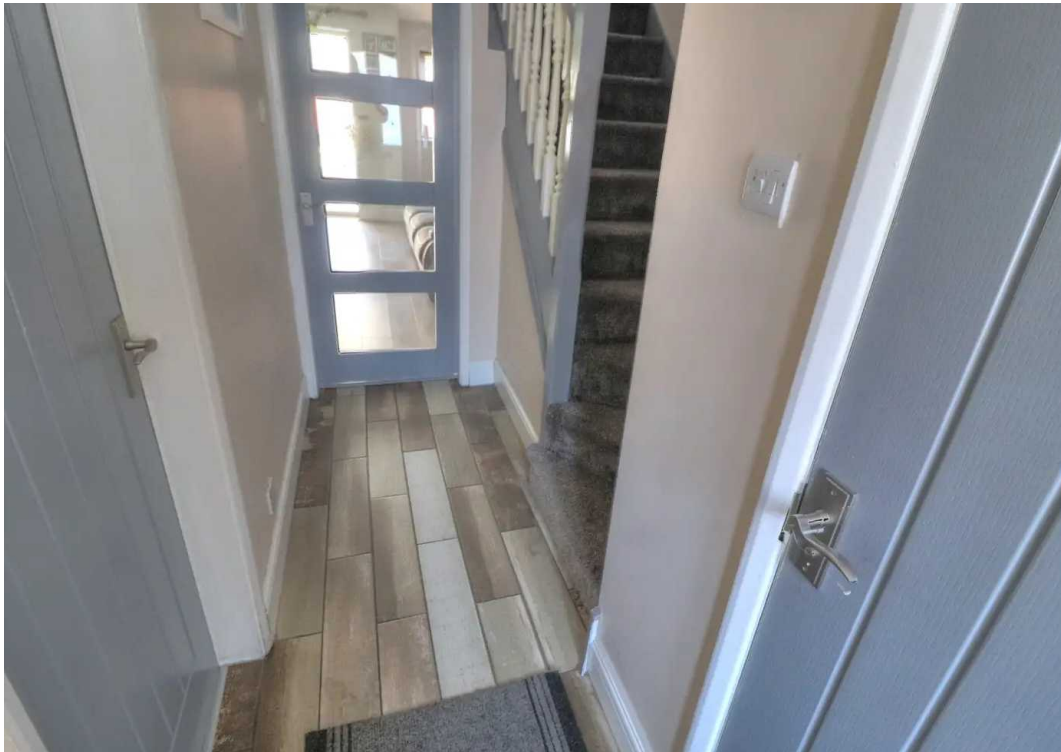
A master en-suite shower room with low level w.c, wash basin, frosted upvc window, shower cubicle with tiled walls and single radiator.

Bedroom Two

7' 7" x 12' 3" (2.31m x 3.73m)

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





Bedroom Three

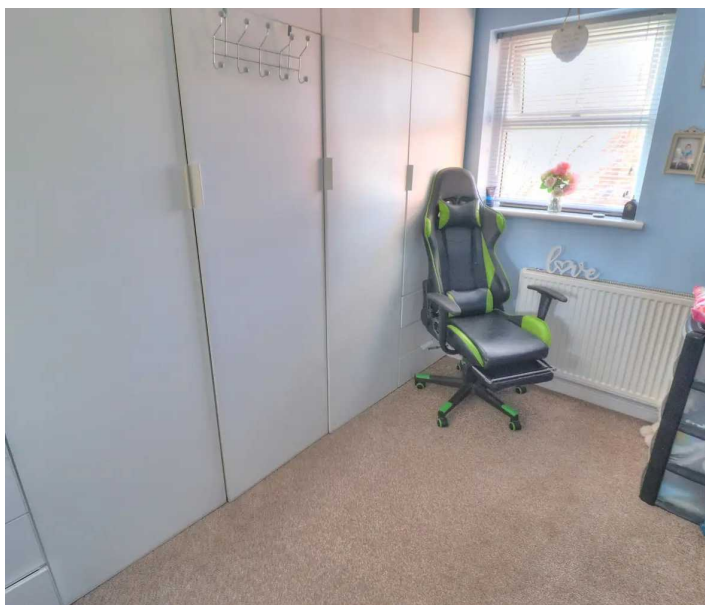
11' 4" x 7' 6" (3.45m x 2.29m)

A spacious bedroom with multiple power points, upvc window, fully carpeted and single radiator.

Bedroom Four

7' 9" x 10' 3" (2.36m x 3.12m)

A spacious bedroom with upvc window, single radiator, multiple power points and fully carpeted.



REAR GARDEN

28' 12" x 30' 12" (8.84m x 9.45m)

A large low maintenance rear garden with stunning Indian stone flagged patio ideal for al fresco dining, stone chipped flower beds, wood fenced boarder for privacy, external power points and water faucet, with side access on both sides.

GARAGE

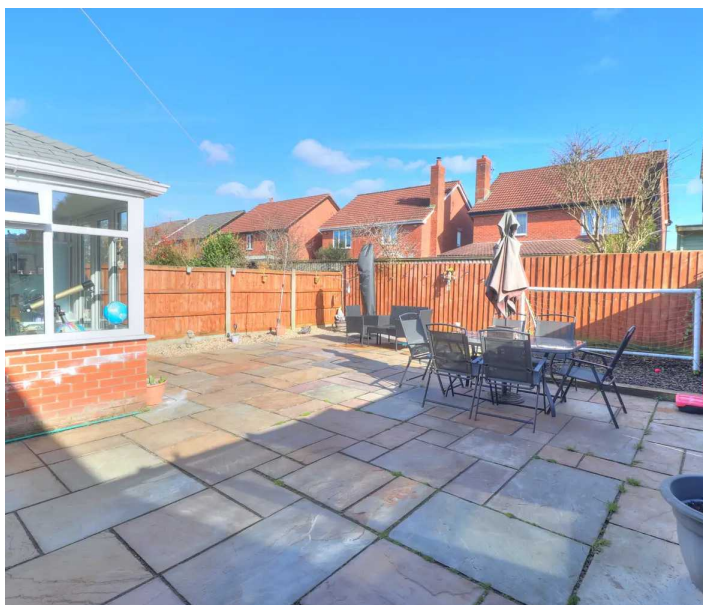
Single Garage

9'4" X 18'6" A detached single garage with up and over door, power points, lighting, storage into eaves and side door access.

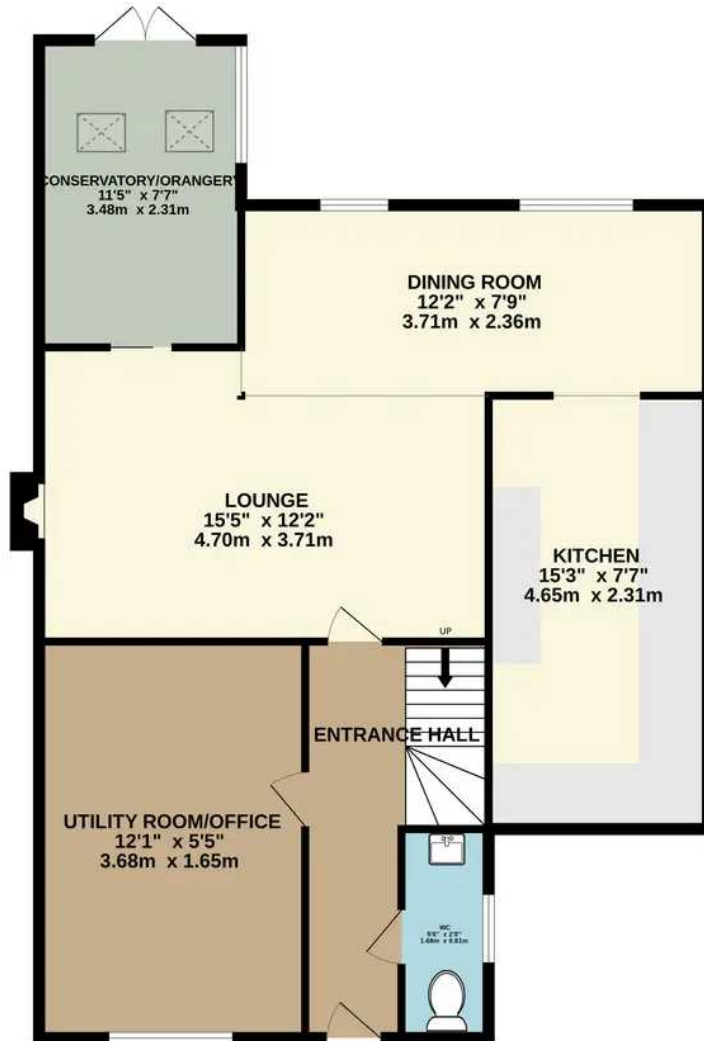
DRIVEWAY

3 Parking Spaces

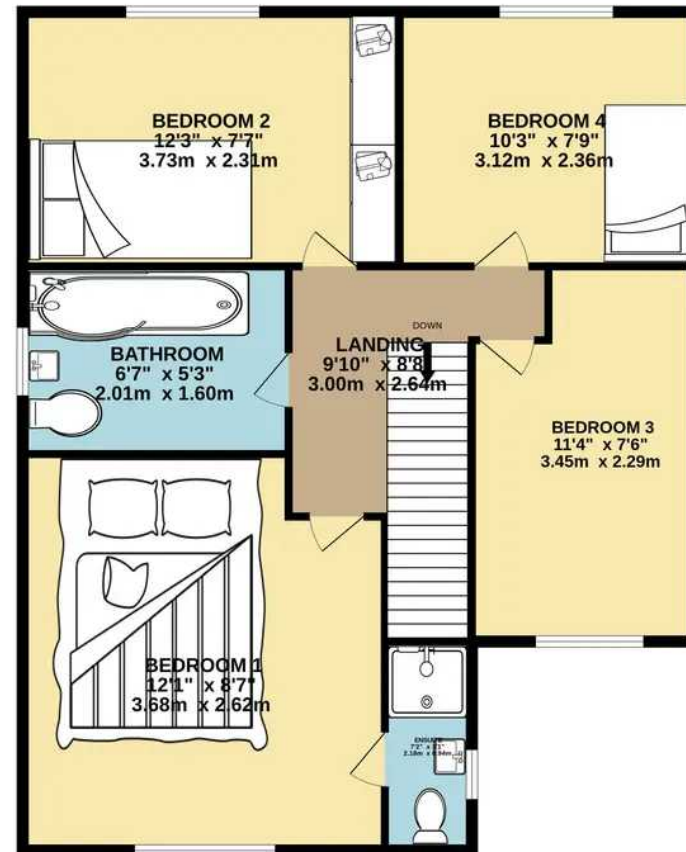
A tarmacked driveway providing parking for three cars, leading to single detached garage.



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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