



288 Atherton Road, Hindley

Offers in Region of **£110,000**

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ESTATE AGENTS

288 Atherton Road

Hindley, Wigan

This 3 bedroom terraced house presents an exceptional investment opportunity for those seeking a property with potential. Well-suited for first-time buyers looking to make their mark on a home, this residence offers off-road parking, three bedrooms, and a utility room. Situated in a popular residential location, this property boasts a ground floor bathroom, brick storage shed, and an enclosed rear garden. Perfect for those with a vision and a flair for renovation, this residence requires full modernisation to unlock its true potential.

The outside spaces of this property complement the interior charm, offering an enclosed rear garden for relaxation and entertainment. Featuring well-stocked flower beds, a wood fenced border, and a mature grassed lawn, the garden provides a tranquil retreat from the hustle and bustle of daily life. The addition of a brick storage shed and gated entry for bin removal adds practicality to the outdoor area. With on-street parking that requires no permit and allocated parking at the end of the row for off-road parking of one car, convenience is at the forefront of this property's appeal.

Council Tax band: A

Tenure: Freehold



288 Atherton Road

Hindley, Wigan

- Fantastic Investment Opportunity
- Ideal First Time Buyers Home
- Off Road Parking
- No Chain
- Three Bedrooms
- Utility Room
- Enclosed Rear Garden
- Popular Residential Location
- Ground Floor Bathroom
- Brick Storage Shed



Lounge

14' 1" x 13' 4" (4.29m x 4.06m)

A spacious family lounge with window to front, warmed via single radiator, fully carpeted, multiple power points, gas fire and entrance vestibule.

Kitchen

9' 2" x 10' 5" (2.79m x 3.18m)

A spacious family kitchen with door to utility space plumbed for wash facilities and pantry storage, vinyl flooring, a range of fitted base and wall units, large work tops, sink under window and warmed via single radiator.

Utility Space

6' 0" x 4' 7" (1.83m x 1.40m)

A useful utility space created under the staircase with plumbed wash facility and pantry storage space.

Bathroom

4' 5" x 7' 2" (1.35m x 2.18m)

A ground floor bathroom suite with vinyl flooring, frosted window, bath tube with shower over, wash basin, low level w.c and warmed via single radiator.

Storage Room

3' 9" x 4' 6" (1.14m x 1.37m)

A small rear extension creating this storage space with side door access to rear garden.

Landing Area

A landing area with power point and fully carpeted.

Bedroom One

10' 8" x 13' 9" (3.25m x 4.19m)

A large double room with wooden sash window to front, multiple power points, fully carpeted and warmed via single radiator.



Bedroom Two

16' 1" x 7' 2" (4.90m x 2.18m)

A good sized bedroom with wood window to rear, multiple power points, fully carpeted and warmed via single radiator.

Bedroom Three

6' 6" x 10' 7" (1.98m x 3.23m)

A single bedroom with window to rear, warmed via single radiator, multiple power points and fully carpeted.





REAR GARDEN

An enclosed rear garden with well stocked flower beds, wood fenced boarder, mature grassed lawn, brick storage shed and gated entry for bin removal.

ON STREET

1 Parking Space

On street parking with no permit required.

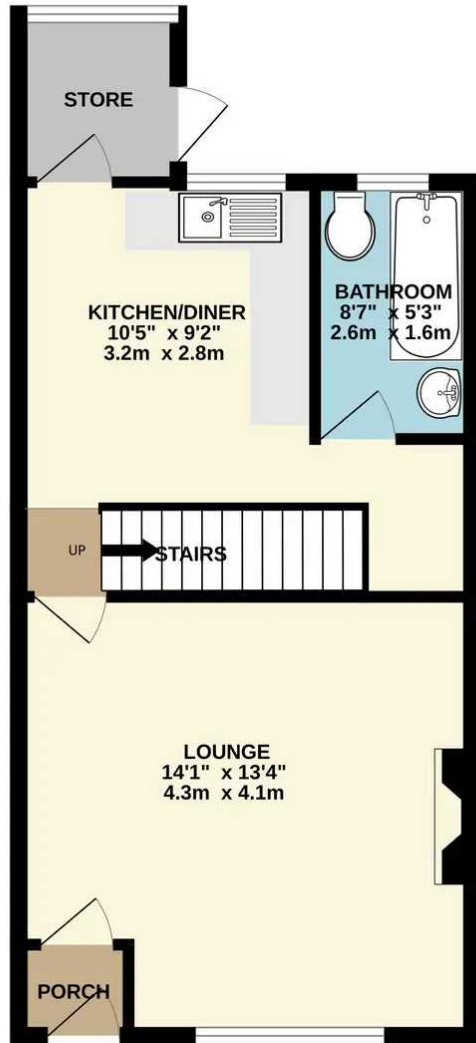
ALLOCATED PARKING

1 Parking Space

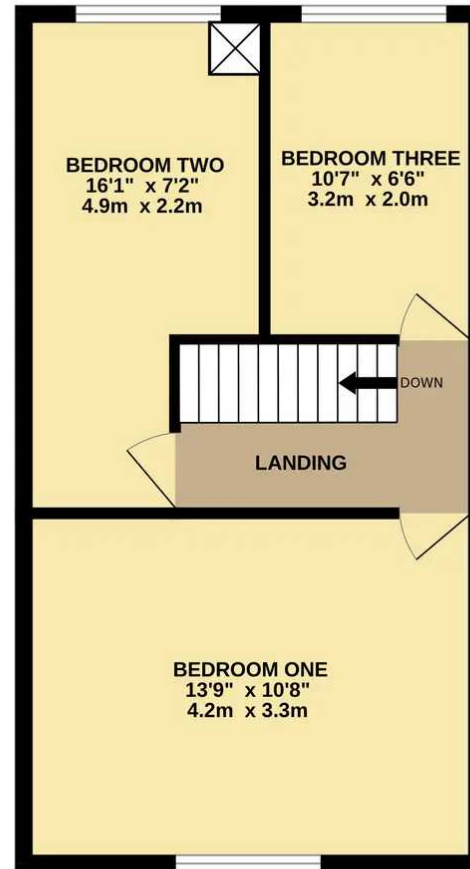
Allocated parking at he end of the row providing off road parking for one car.



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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