



45 Alders Green Road, Hindley

Offers in Region of **£225,000**

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ESTATE AGENTS

45 Alders Green Road

Hindley, Wigan

Nestled in a sought-after residential area, this exquisite three-bedroom detached bungalow presents an outstanding opportunity for those seeking a blend of comfort and convenience. The charming property boasts an array of features including solar panels, ensuring eco-friendly living for the environmentally conscious. Offering a versatile living space, the interior welcomes you with a large kitchen diner ideal for hosting gatherings or enjoying family meals. The property further benefits from a modern shower room suite, ensuring modern comfort for residents. Basking in natural light, the spacious bedrooms provide a tranquil retreat for relaxation. This property is a true gem, ready to provide a comfortable abode with its seamless layout and convenient single garage. With no chain, the property is move-in ready and awaits its delighted new owners to call it home.

Step outside to discover the enchanting outdoor space that surrounds the property, promising a private sanctuary where you can unwind and entertain guests with ease. The large enclosed rear garden beckons with its well-maintained wood fenced border, patio and flourishing flower beds, providing a serene setting for outdoor enjoyment. Hosting a summer barbeque or simply relaxing in the open air is made easy with the flagged patio area, perfect for al fresco dining under the stars.



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The side driveway access adds a practical touch, offering convenience for storing outdoor equipment or additional parking. At the front, the low maintenance garden features a walled boundary and a welcoming pathway leading to the front door. The property also includes a single garage with power and lighting accessed from the front driveway, ensuring secure parking for your vehicle. With the added bonus of two driveways providing ample space for multiple cars, this property seamlessly merges indoor and outdoor living, offering a harmonious blend of comfort and convenience for the discerning homeowner.

Council Tax band: D

Tenure: Leasehold

- No Chain
- Detached True Bungalow
- Three Bedrooms
- Large Kitchen Diner
- Modern Shower Room Suite
- Solar Panels
- Two Driveways
- Single Garage
- Private Low Maintenance Gardens
- Popular Residential Location



Entrance Hallway

26' 5" x 5' 6" (8.05m x 1.68m)

A large entrance hallway with built in storage cupboards, fully carpeted and multiple power points.

Lounge

14' 5" x 14' 9" (4.39m x 4.50m)

A large family lounge with electric fire and surround, large upvc window with vertical blinds, warmed via single radiator, multiple power points and fully carpeted.

Kitchen Diner

16' 2" x 13' 6" (4.93m x 4.11m)

A large kitchen diner with a range of fitted base and wall units, induction hob with extractor above, large work tops, Two upvc windows with vertical blinds, upvc door to rear garden, warmed via single radiator and tiled flooring.

Bathroom

5' 7" x 8' 1" (1.70m x 2.46m)

A modern shower room with walk in shower, low level w.c, wash basin, single heated towel rail/radiator, tiled walls and floor.

Bedroom One

13' 6" x 9' 9" (4.11m x 2.97m)

A generous double room with built in wardrobes, warmed via single radiator, large upvc window with vertical blinds, multiple power points and laminate flooring.

Bedroom Two

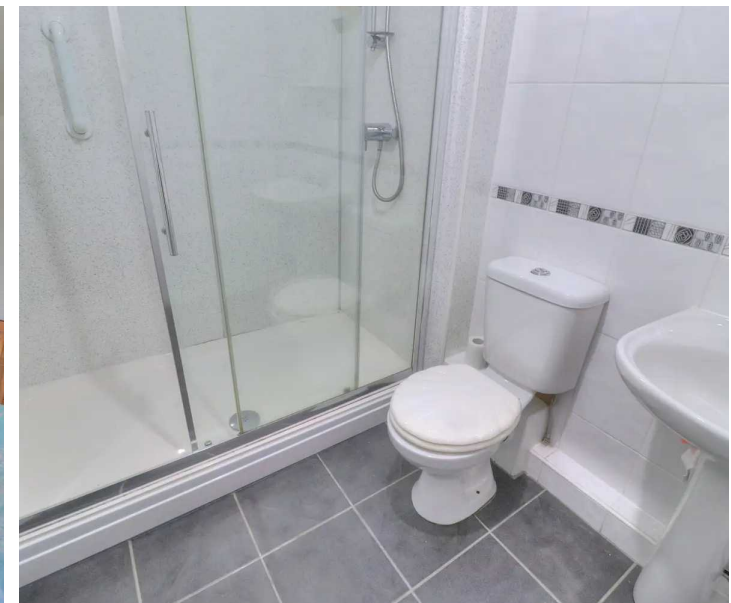
10' 9" x 8' 10" (3.28m x 2.69m)

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

Bedroom Three

7' 10" x 13' 1" (2.39m x 3.99m)

A single bedroom to front with upvc window and vertical blinds, warmed via single radiator and fully carpeted.





REAR GARDEN

A large enclosed low maintenance rear garden with wood fenced boarder, well stocked flower beds, flagged patio ideal for al fresco dining and side driveway access.

FRONT GARDEN

A low maintenance front garden with walled boundary, large original lawn replaced by stone chippings for low maintenance and pathway leading to front door.

GARAGE

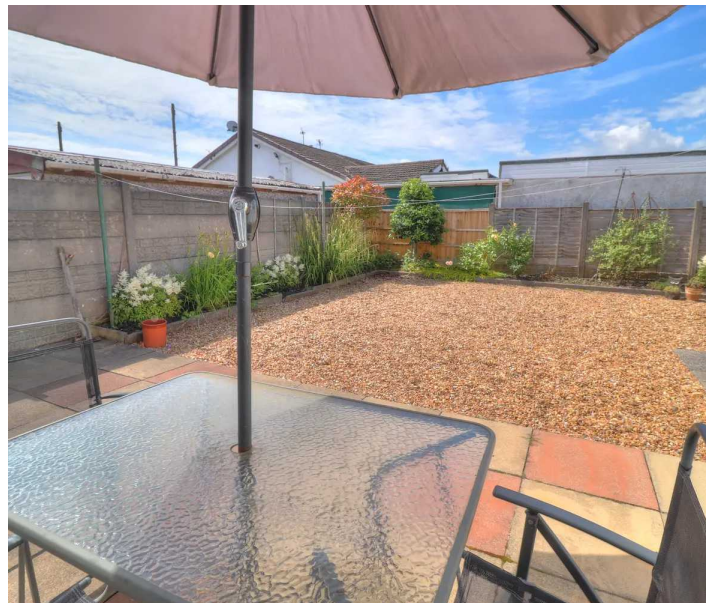
Single Garage

A single garage to side with up and over door, power and lighting accessed from front driveway.

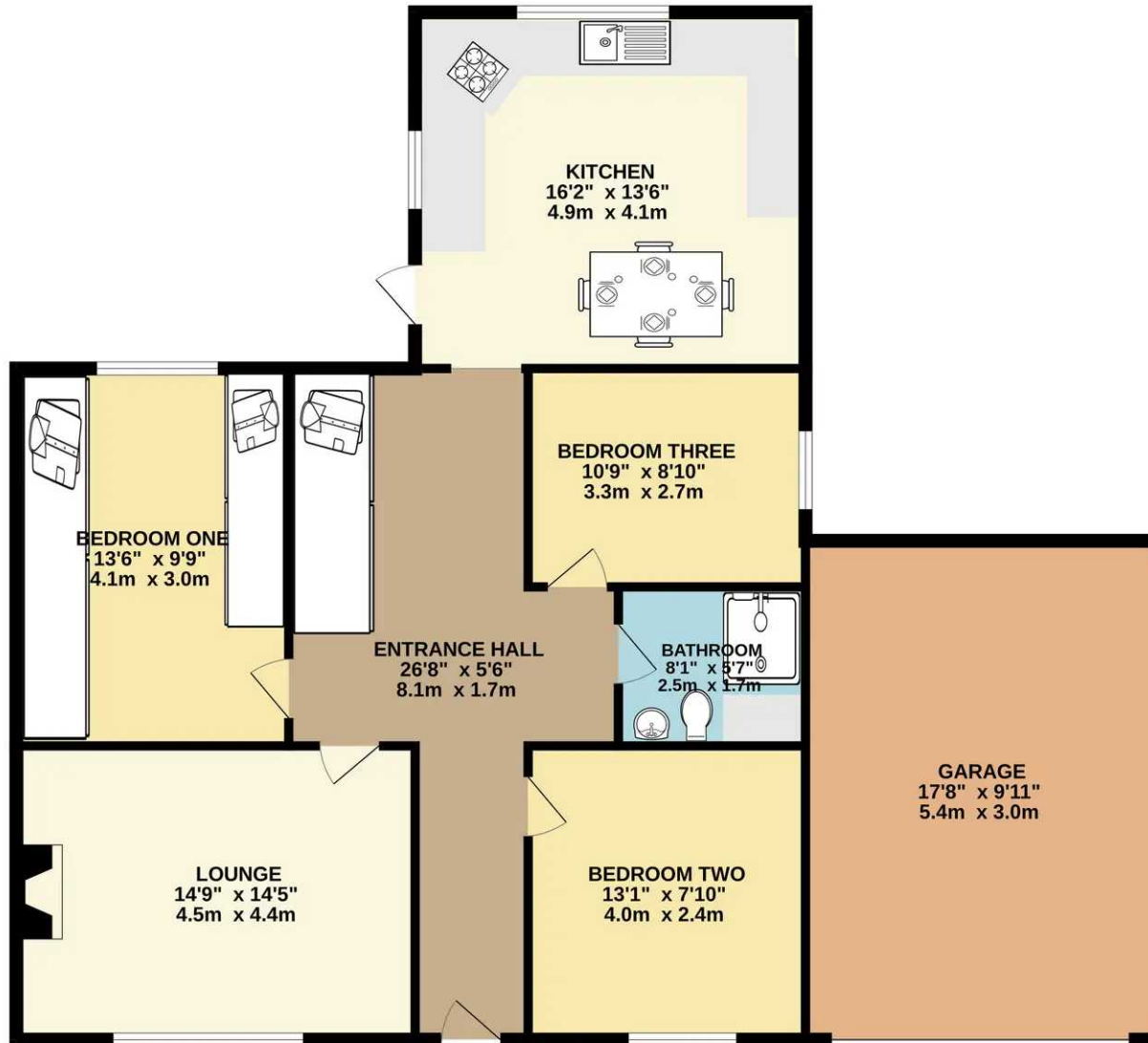
DRIVEWAY

4 Parking Spaces

A driveway on both sides of the property allows for parking of multiple cars.



GROUND 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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