



318 Atherton Road, Hindley

Offers in Region of **£300,000**

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ESTATE AGENTS

318 Atherton Road

Hindley, Wigan

This stunning and contemporary 3 bedroom semi-detached house presents a rare opportunity to own a meticulously and sympathetically maintained and renovated property of exceptional quality and stunning original features. Step inside to discover a residence that exudes luxury and style, boasting a thoughtfully designed layout that incorporates modern features and attention to detail at every turn. The immaculately finished interior includes a newly fit guest W.C/shower room for added convenience, a utility room for practicality, and a newly fitted bespoke kitchen with premium quality integrated appliances – a true culinary haven for any homeowner. The newly renovated shower/wet room and the two-storey bay window add character and charm to the space, while the property's fully re-wired status and quartz worktops ensure a seamless blend of functionality and elegance. With a two-car driveway for effortless parking and a no-chain status for a stress-free buying process, this property is sure to captivate discerning buyers seeking a contemporary living experience.

Outside, the property continues to impress with its equally exquisite outdoor space. The front garden is a sight to behold, boasting a meticulously maintained grassed lawn, well-stocked flower beds, flourishing shrubs, and a brick walled boundary for added privacy and security. Moving to the rear, a magnificent garden awaits, offering a haven of tranquillity with its lush grassed lawn, raised patio area perfect for al fresco dining, mature trees, and established shrubs creating a picturesque setting for outdoor relaxation being not overlooked. With well-stocked flower beds, two external power points, an external water faucet, and a fenced border enhancing privacy, this garden is a true retreat from the hustle and bustle of daily life.



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Completing the picture is a flagged driveway leading to the property, providing ample parking space for two cars. From the tastefully landscaped front garden to the secluded rear sanctuary, this property's outdoor space is as captivating as its interior, promising a lifestyle of comfort, convenience, and unparalleled beauty.

Council Tax band: D

Tenure: Leasehold

- Fully Renovated Throughout
- Three Bedroom Semi-Detached
- Guest W.C./Shower Room
- Utility Room
- Newly Fit shower/Wet Room
- Two Storey Bay Window
- Two Car Driveway
- Established Private Garden
- Newly Fitted Bespoke kitchen with premium quality integrated appliances
- Fully Re-wired



Entrance Hallway

Entrance via the porch with original tiled floor into the hallway with original feature stained and leaded glass windows and door. Power points. Central brass chandelier type light fitting. Storage under the stairs with shelving and electricity meter. Mains smoke alarm. Telephone socket. Original internal doors and picture rails.

Lounge

11' 4" x 15' 2" (3.45m x 4.62m)

A large family room with upvc bay window, electric fire with surround, multiple power points, original picture rails, T.V aerial connection point, chrome central chandelier, newly carpeted with high grade underlay and warmed via single radiator.

Dining Room

14' 10" x 11' 5" (4.52m x 3.48m)

A large family dining room, large upvc window, multiple power points, original picture rails, gas fire with surround, T.V aerial and phone socket, contemporary central ceiling light, warmed via single radiator and newly carpeted with high grade underlay.

Kitchen

15' 2" x 10' 7" (4.62m x 3.23m)

A large and newly fit bespoke kitchen provides an attractive polished quartz work top with breakfast bar, a range of newly fit integrated appliances such as;- (Quooker Combi stainless steel Flex tap with cold water filter, providing boiling water, hot water and filtered cold water, integrated fridge Freezer, double oven, induction hob with extractor above), under counter lighting, sink integrated into the work top, a range of fitted base and wall units with space saving shelving, two vertical radiators, New Flotex flooring, ceiling spot lighting, mains smoke alarm, feature central ceiling light, large upvc window with roller blind, upvc door to rear garden and door access to utility room.





Storage Room

7' 7" x 8' 1" (2.31m x 2.46m)

A storage room created off the remaining garage space with power and lighting, upvc door to side, wall and floor cabinets, access to the roof space, cold water tap and stop tap, Gas central heating boiler and Gas meter.

Utility Room

7' 8" x 4' 5" (2.34m x 1.35m)

A generously sized utility room with frosted upvc window to side, counter work top, wall mounted cupboards, tiled flooring, plumbed for wash facilities, door to the Guest WC/shower room, warmed via single vertical radiator and multiple power points.

Guest Shower Room

7' 8" x 4' 5" (2.34m x 1.35m)

A guest shower room/Wet Room with fully tiled flooring and walls, comfort height w.c, wash basin with vanity unit under, extractor fan, ceiling spot lighting, thermostatic shower and warmed via single vertical towel rail/radiator.

Landing Area

A bright landing area with upvc window, power point, fully carpeted, original picture rails, central feature ceiling light and access to attic.

Bedroom One

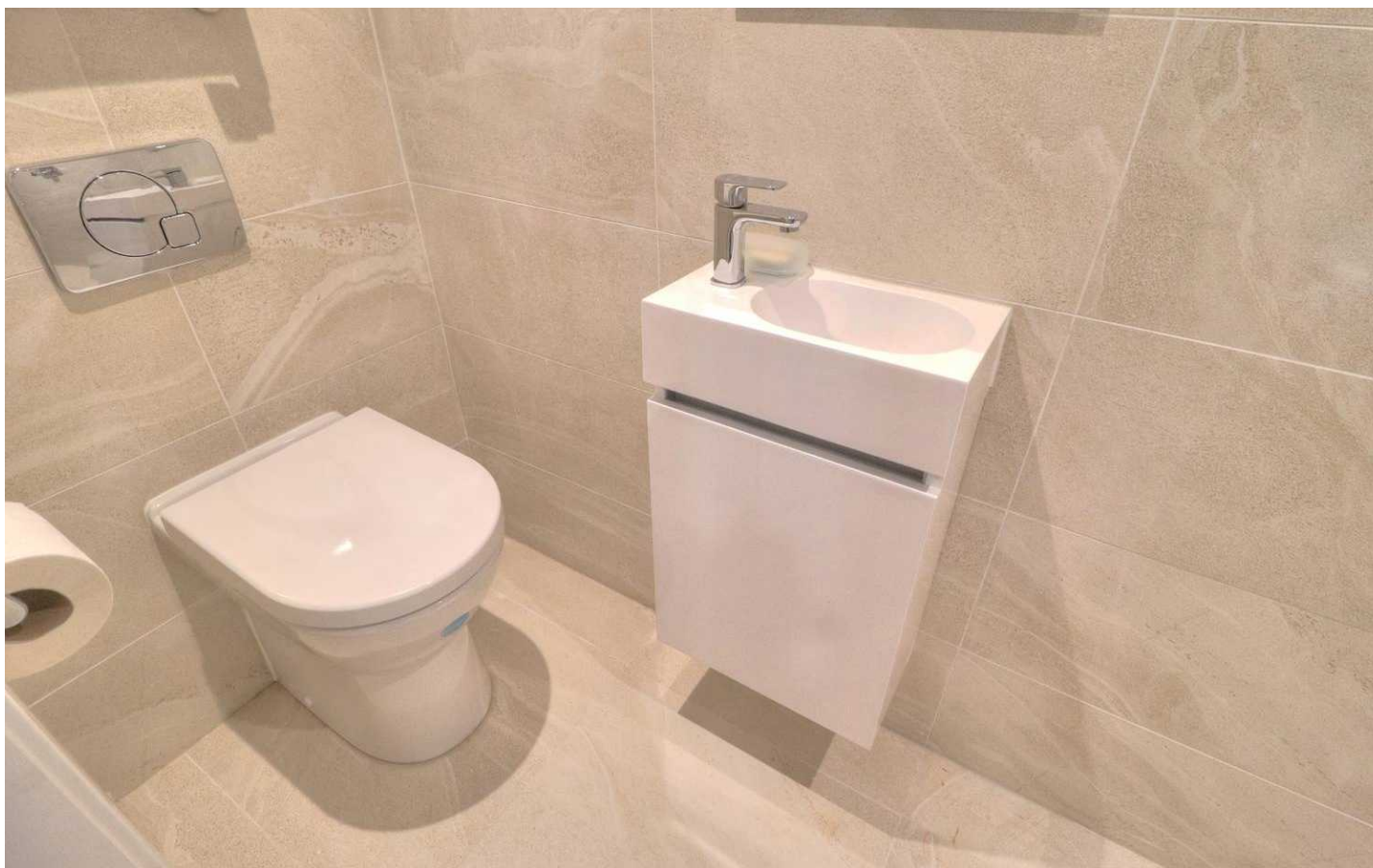
14' 6" x 10' 5" (4.42m x 3.18m)

A large double room with built in wardrobes and drawers, original picture rails, upvc bay window, multiple power points, telephone socket, fully carpeted, two pendant ceiling lights and warmed via single radiator.

Shower Room/Wet Room

8' 4" x 8' 9" (2.54m x 2.67m)

A large family shower room with comfort level w.c, wash basin, wall mounted mirrored cabinet with integral light, frosted upvc window, extractor fan, fully tiled walls and flooring, ceiling spot lighting and warmed via single vertical heated towel rail/radiator.







Bedroom Two

15' 1" x 9' 4" (4.60m x 2.84m)

A large double room with built in wardrobes, original picture rails, telephone socket, two pendant ceiling lights, large chest of drawers, large upvc window, multiple power points, fully carpeted with high grade underlay and warmed via single radiator.

Bedroom Three

6' 6" x 7' 8" (1.98m x 2.34m)

A single bedroom with upvc window to front, original picture rails, fully carpeted with high grade underlay, central ceiling light, multiple power points and warmed via single radiator.



FRONT GARDEN

A well maintained front garden with mature grassed lawn, well stocked flower beds, established shrubs and brick walled boundary.

REAR GARDEN

A stunning not overlooked rear garden with mature grassed lawn, raised patio area ideal for al fresco dining, large trees and established shrubs, well stocked flower beds, two out side power points, external water faucet and fenced border for privacy.

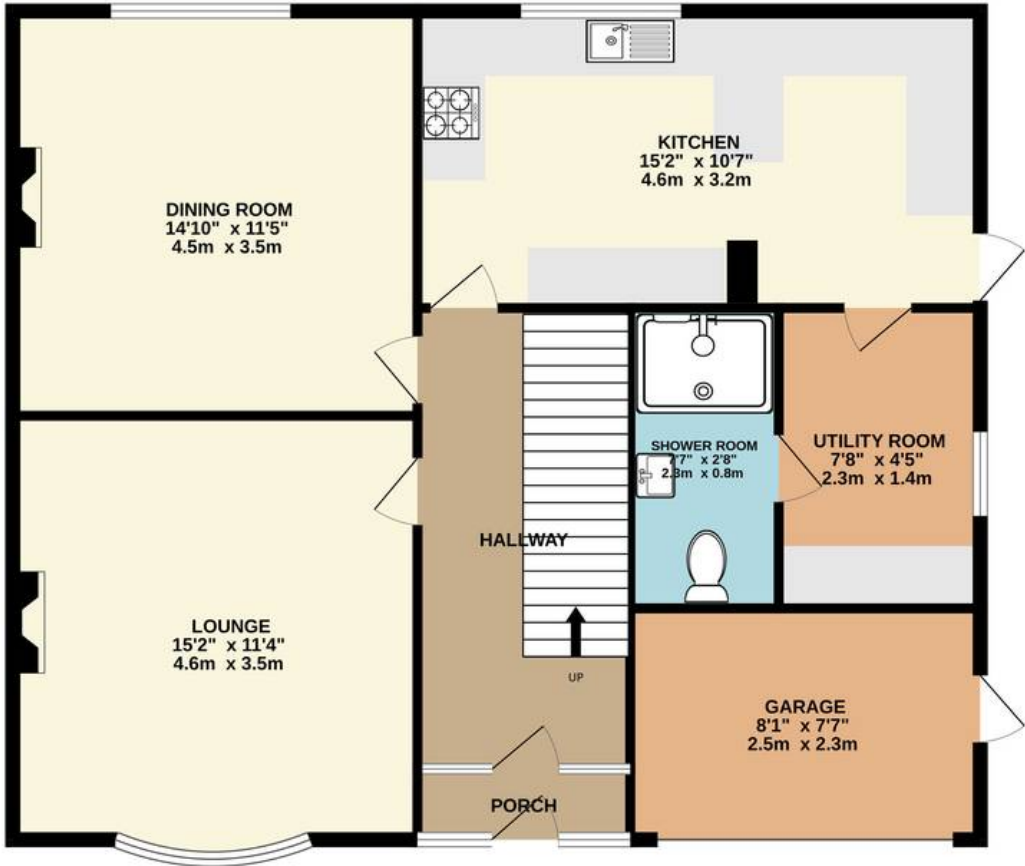
DRIVEWAY

2 Parking Spaces

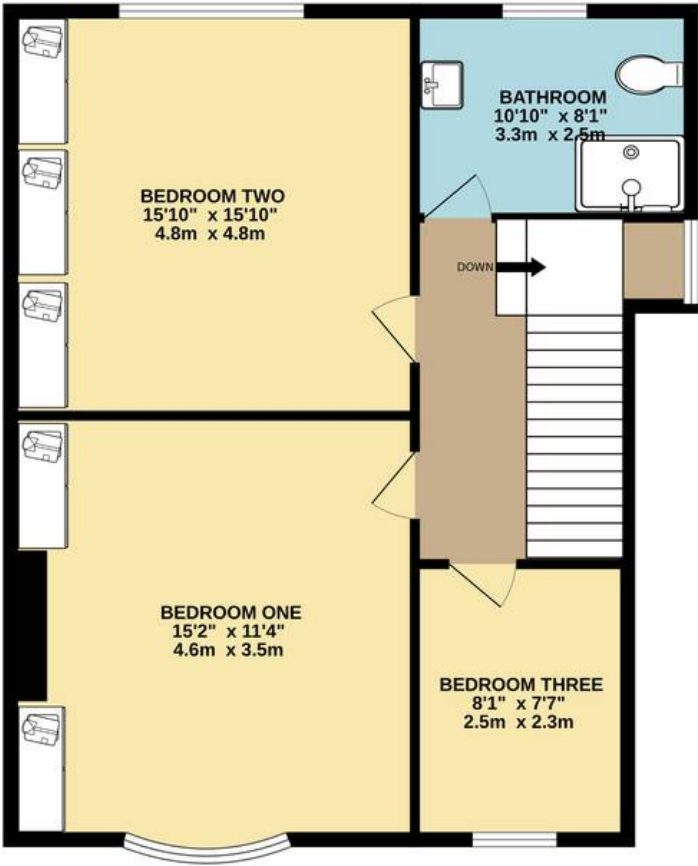
A flagged driveway leading to the property providing ample parking for two cars.



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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