



53 Aughton Street, Hindley

Offers in Region of **£165,000**

movuno
ESTATE AGENTS

53 Aughton Street

Hindley, Wigan

Discover a slice of modern comfort and convenience with this 2-bedroom semi-detached house, perfect for first-time buyers or savvy investors looking for a chic property. As you step inside, the attention to detail is evident with the tastefully finished interiors boasting two spacious double rooms and a large conservatory, ideal for relaxing and entertaining guests alike. Situated in a sought-after cul-de-sac position within a popular residential location, this contemporary property offers the perfect blend of luxury and practicality, close to local amenities for added convenience.

Outside, the property continues to impress with a private rear garden offering tranquillity and privacy, complete with a wood fenced border, a lush grass lawn, a convenient metal storage shed, an external water faucet, and side gated access. The front of the property is equally charming, featuring a mature grass lawn with beautifully stocked flower beds, and mature trees and shrubs adding a touch of natural elegance. Parking is made easy with a tarmacked driveway capable of accommodating up to four cars, ensuring you and your guests always have space to park effortlessly. Don't miss the opportunity to make this stylish and modern property your own oasis of comfort and luxury.

Council Tax band: B Tenure: Leasehold



Lounge

14' 7" x 12' 2" (4.45m x 3.71m)

A spacious family room with storage under stairs, two upvc windows, gas fire with surround, multiple power points, French doors to conservatory, warmed via single radiator and wood effect laminate flooring.

Kitchen

5' 7" x 6' 8" (1.70m x 2.03m)

A fitted family kitchen with a range of base and wall units, tiled splash backs, upvc window with vertical blinds, tiled flooring, integrated fridge freezer, electric oven and gas hob.

Conservatory

9' 8" x 12' 9" (2.95m x 3.89m)

A large conservatory part brick and upvc windows, French door to rear garden, laminate flooring and multiple power points.

Landing Area

A bright landing area with power point and fully carpeted.

Bathroom

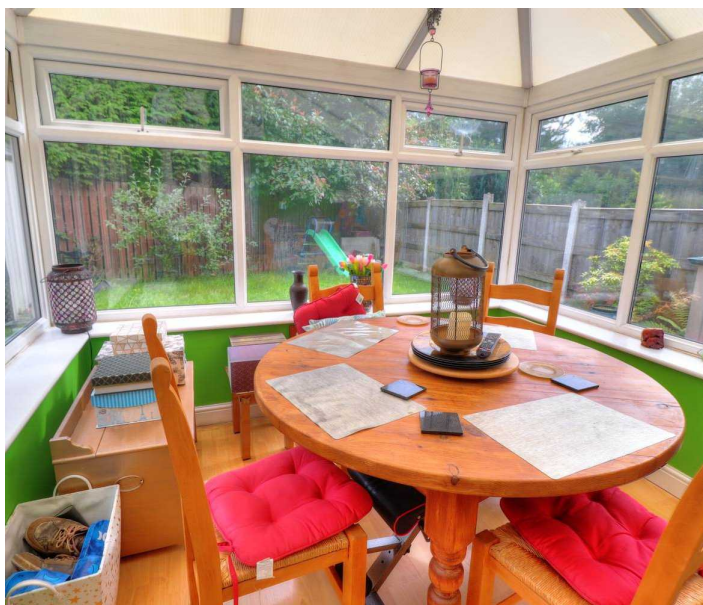
5' 9" x 6' 4" (1.75m x 1.93m)

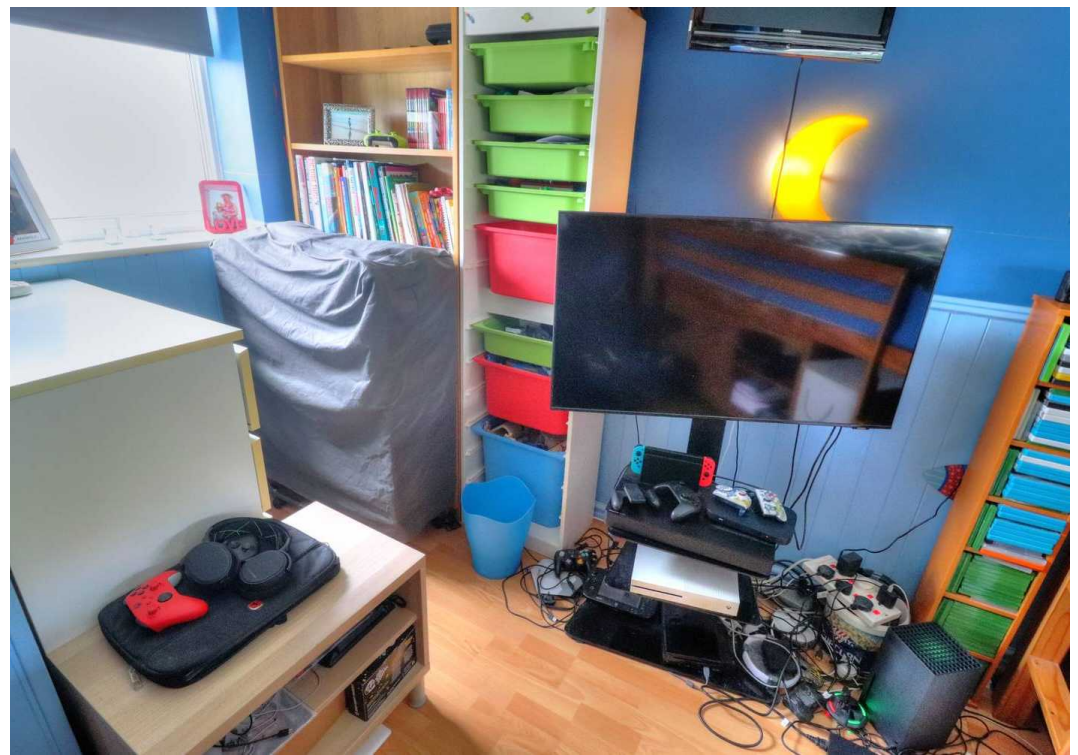
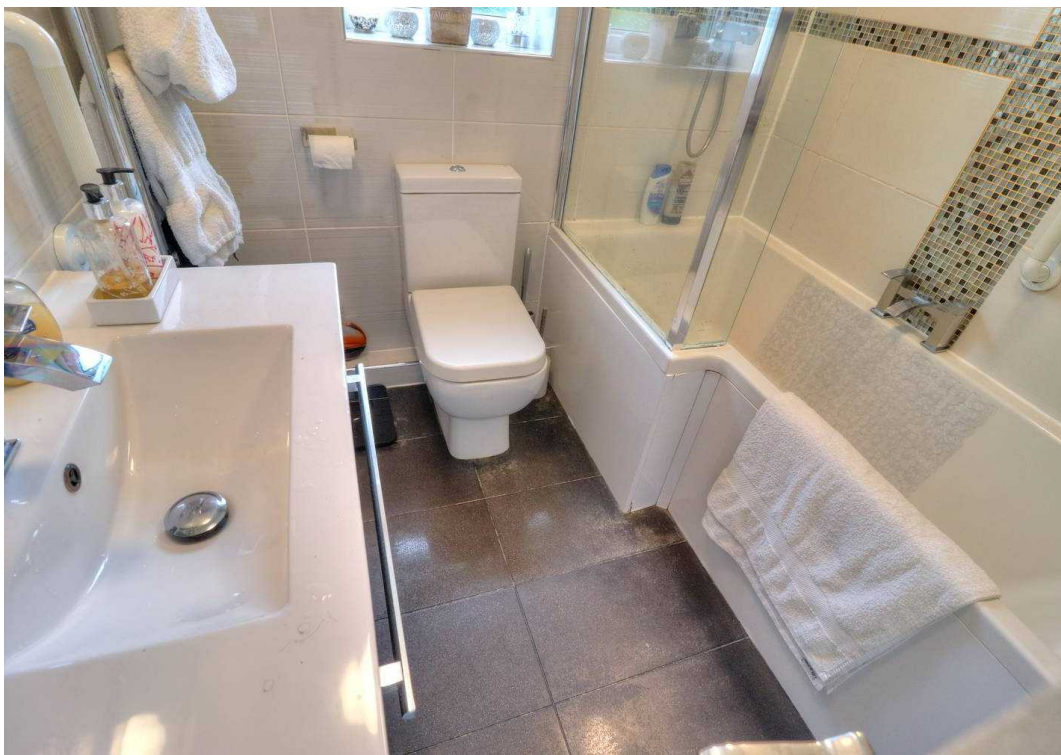
A modern three piece bathroom suite with shower over P shaped bath tub, glass shower screen, frosted upvc window, tiled walls and flooring, single heated towel rail, wash basin, low level w.c and ceiling light.

Bedroom One

9' 6" x 12' 8" (2.90m x 3.86m)

A double room with wood effect laminate flooring, upvc windows to front and back, multiple power points and warmed via single radiator.





Bedroom Two

8' 4" x 12' 2" (2.54m x 3.71m)

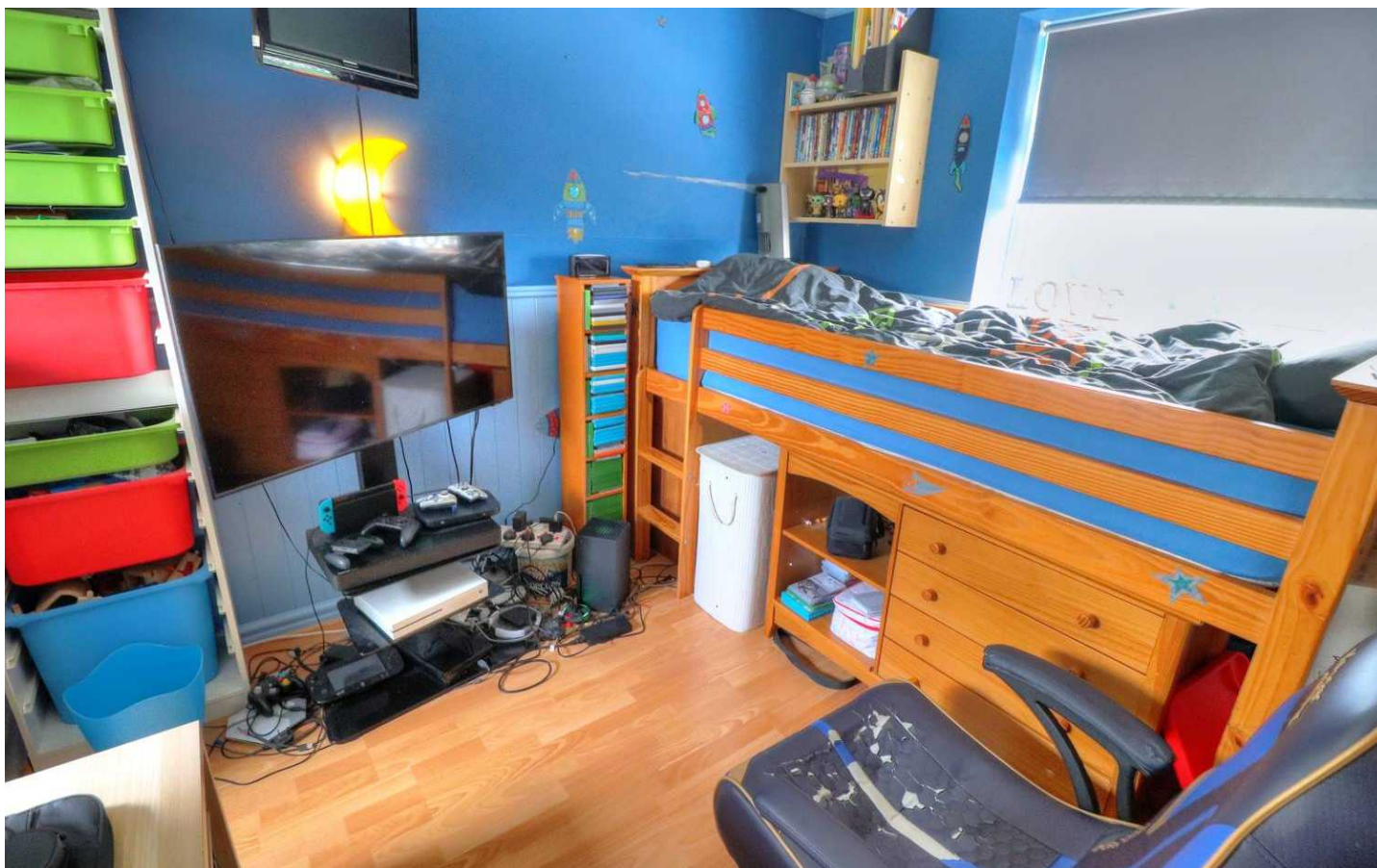
A double room with upvc window to front and rear, multiple power points, wood effect laminate flooring and warmed via single radiator.

Rear Garden

A private rear garden with wood fenced boarder, mature grassed lawn, plastic storage shed, external water faucet and side gated access.

Front Garden

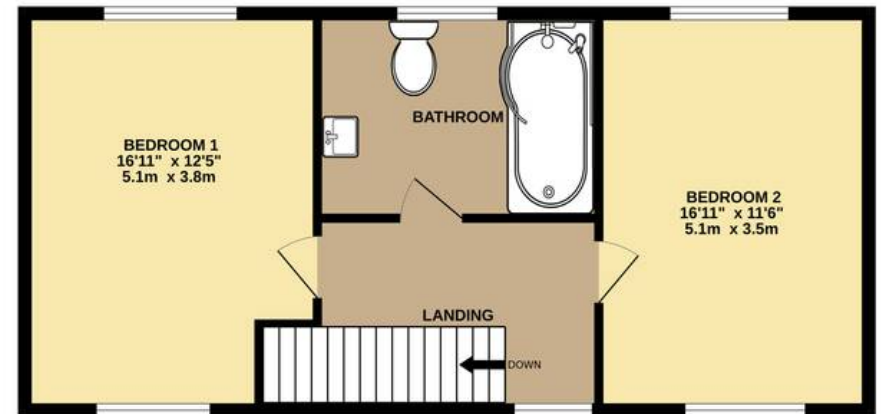
A mature grassed lawn to front with well stocked flower beds and mature trees and shrubs.



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.
Made with Metropix ©2024



Movuno

605 Chorley Old Road, Bolton - BL1 6BL

01204 654 525

bolton@movuno.com

www.movuno.com/