1 Castle Hill Park, Hindley

£260,000 Leasehold

Three Bedroom Detached Home • Large Double Garage • Guest WC • Open Plan Lounge Diner • Large Corner Plot • Private Rear Garden • Popular Residential Location • Walking Distance to Borsdane Woods • Detached Double Garage • Great For Growing Families

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Impressive 3-bed detached house in popular area. Large double garage, open plan living, private rear garden with Yorkshire stone patio. Ideal for nature lovers with potential for extension.
Council Tax band: D

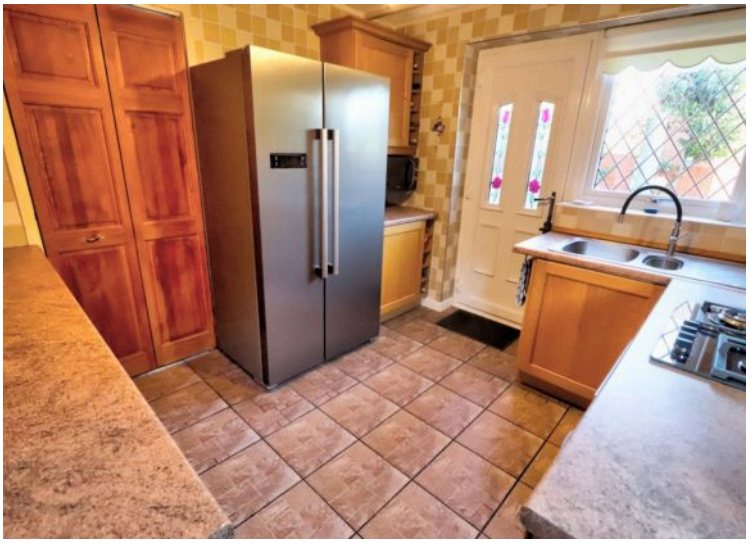
Tenure: Leasehold

Lounge/Diner
23' 8" x 13' 5" (7.21m x 4.09m)
A large spacious family lounge diner with wood effect laminate flooring, multiple power points, two ceiling lights, four wall mounted lights, electric fire with brick surround, large upvc window to front, upvc side window, beamed ceiling and two wall mounted radiators.

Kitchen
9' 2" x 10' 7" (2.79m x 3.23m)
A family kitchen with a range of fitted base and wall units, large work tops with integrated sink under upvc window to rear, tiled flooring, gas hob with extractor, electric self cleaning double oven, central ceiling light and storage under stairs.

Guest WC
9' 2" x 2' 9" (2.79m x 0.84m)
A guest wc with wood effect laminate flooring, wash basin with vanity unit under, frosted upvc window and central ceiling light.

Landing Area
9' 1" x 8' 3" (2.77m x 2.51m)
A open landing are with upvc window, fully carpeted, power point and central ceiling light.



WC
3' 0" x 5' 7" (0.91m x 1.70m)
A separate wc with frosted upvc window, low level toilet, wood effect laminate flooring and wood effect laminate flooring.

Bathroom
5' 10" x 9' 1" (1.78m x 2.77m)
A three piece bathroom suite with separate shower cubicle, roll top bath tub, wash basin with vanity unit under, tiled walls and flooring, central ceiling light, frosted upvc window and heated towel rail.

Bedroom One
12' 8" x 10' 5" (3.86m x 3.18m)
A large double room with built in wardrobes, large upvc window to front, central ceiling light, wood effect laminate flooring and wall mounted radiator.

Bedroom Two
10' 7" x 10' 4" (3.23m x 3.15m)
A double room with upvc window to rear, fully carpeted, multiple power points, central ceiling light and wall mounted radiator.

Bedroom Three
9' 2" x 8' 6" (2.79m x 2.59m)
A generous single room with built in storage, upvc window, fully carpeted, multiple power points, central ceiling light and wall mounted radiator.

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REAR GARDEN

A large private rear garden with wood fenced border, mature grassed lawn, established flower beds, raised Yorkshire stone flagged patio area, extendable wall mounted awning, side gated access, external tap external power point two wooden storage sheds and green house.

GARDEN

A large side garden wrapping round the property with an attractive rockery flower bed, large fir tress providing privacy, mature grassed lawn and flagged pathway with bin store area.

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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