



21 Holt Street, Hindley

£140,000 Leasehold

Generous Three Bedroom End Terrace • Cul De Sac on Street Parking • Ground Floor Bedroom and Wet Room • Short Walk to St Peters Primary School • Close Town Centre and Local Amenities • Conservatory to Rear • Modern Gas Combi Boiler • Disabled Access • New Fitted Bathroom Suite • Fitted Kitchen with Integrated Appliances



Tranquil 3-bedroom end of terrace house with ground floor bedroom, wet room, conservatory, and private garden. Near school, town centre, and amenities. Customisation potential and easy parking.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Lounge

13' 1" x 15' 0" (3.99m x 4.57m)

A spacious family lounge with large upvc window to front, three wall lights, wood effect laminate flooring, central ceiling light, multiple power points and wall mounted radiator.

Kitchen

6' 9" x 15' 0" (2.06m x 4.57m)

A galley style kitchen with a range of fitted base and wall units, wood effect laminate flooring, upvc French door to conservatory, large work tops with induction hob and electric double oven and built in microwave, central ceiling light, combi boiler and warmed via single wall mounted radiator.

Conservatory

8' 7" x 12' 10" (2.62m x 3.91m)

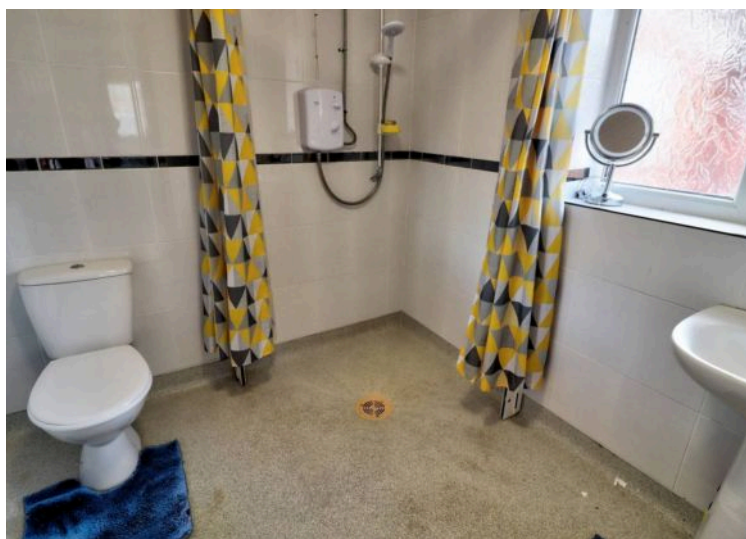
A generous conservatory with upvc frame and door to rear garden, wood effect laminate flooring and multiple power points

Master Bedroom

16' 4" x 10' 7" (4.98m x 3.23m)

A spacious ground floor bedroom with access to en-suite wet room, upvc window and door to front, side upvc window, multiple power points, central ceiling light, wall mounted radiator, fully carpeted and would be suitable for use of ground floor amenities.







Wet Room

8' 3" x 7' 5" (2.51m x 2.26m)

A generous ground floor wet room with vinyl flooring, frosted upvc window, low level toilet, wash basin, single wall mounted radiator and central ceiling light.

Landing

7' 0" x 2' 0" (2.13m x 0.61m)

A landing space with upvc window over staircase, power point and fully carpeted.

Bathroom

6' 9" x 6' 9" (2.06m x 2.06m)

A modern fitted three piece bathroom suite with bath tub and shower, glass shower screen, tiled flooring, upvc panel walls, wall mounted radiator, ceiling spot lighting, frosted upvc window and storage/airing cupboard.

Bedroom One

7' 8" x 10' 10" (2.34m x 3.30m)

A large double room with upvc window to front, multiple power points, fully carpeted, wall mounted radiator and central ceiling light.

Bedroom Two

7' 8" x 10' 10" (2.34m x 3.30m)

A double room with upvc window to rear, wooden flooring, multiple power points, central ceiling light and wall mounted radiator.





REAR GARDEN

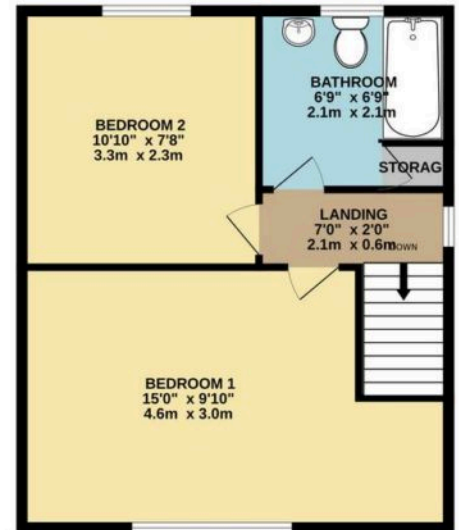
A private rear garden with wood fenced border, flagged patio ideal for al fresco dining, gate access for bin removal, wooden storage shed and mature trees.



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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