



## 54 Ladies Lane, Hindley

£180,000 Leasehold

Traditional Bay Fronted Semi - Detached • Walking distance to Hindley Train Station + Hindley Golf Club • New Plaster + Wiring • Newly Fitted Kitchen + Plumbing • New Windows + Horizontal Blinds • New Bathroom + Guest WC • New Utility Room • Fully Re Pointed + Renovated • New LVT Flooring Throughout • Range of New Integrated Appliances



Renovated 2-bed semi-detached house near Hindley Train Station. Fully modernised with new kitchen, garden, and stylish decor. Ideal for first-time buyers seeking contemporary lifestyle with attention to detail.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G



### Lounge

12' 4" x 13' 10" (3.76m x 4.22m)

A large family room with new upvc bay window to front, wood effect laminate flooring, central ceiling light, multiple power points and wall mounted radiator.

### Kitchen/Diner

10' 4" x 13' 8" (3.15m x 4.17m)

A generous kitchen diner with attractive newly fitted kitchen, electric oven, microwave, dishwasher, large oak work tops, a range of fitted base and wall units, wood effect laminate flooring, upvc window to rear with horizontal blinds, ceiling spot lighting, stainless steel sink, induction hob with extractor above and storage under stairs.



### Utility Room

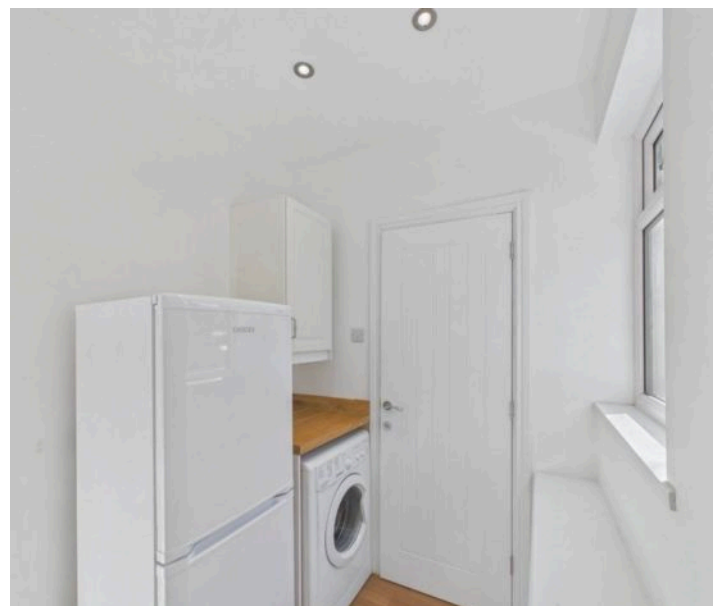
5' 7" x 7' 1" (1.70m x 2.16m)

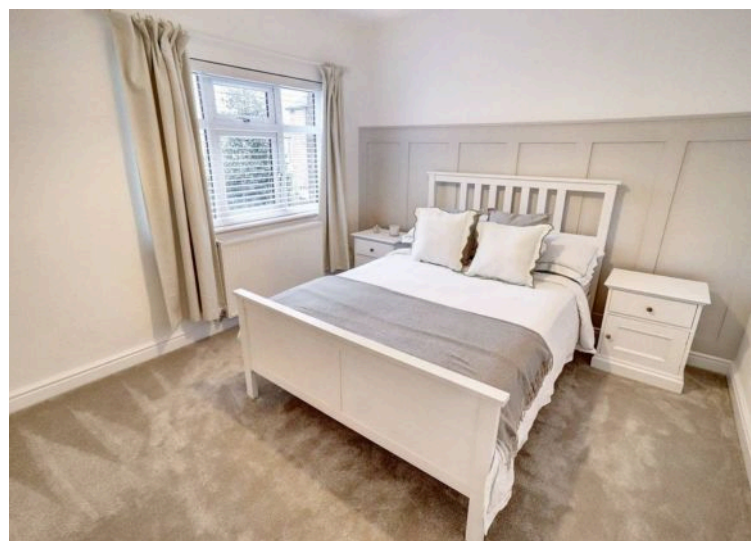
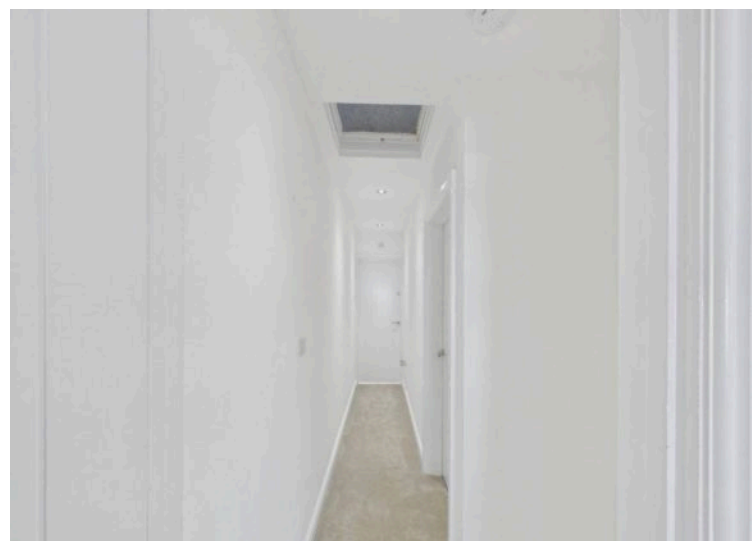
A new addition is this utility room with work top and plumbed for wash appliances, upvc window and door with wood effect laminate flooring.

### WC

5' 6" x 2' 8" (1.68m x 0.81m)

A new addition is this down stairs guest w/c with low level toilet, wash basin, half panelled walls and wood effect laminate flooring.







### Landing

A bright landing with new carpets, re plastered, power points, ceiling spot lighting and power point.

### Bathroom

5' 10" x 10' 5" (1.78m x 3.18m)

A generous newly installed family bathroom suite with electric shower over the bath and glass shower screen, wash basin, half panelled walls low level. w.c, built-in storage, new upvc frosted window, single heated towel rail and wood effect laminate flooring.



### Bedroom One

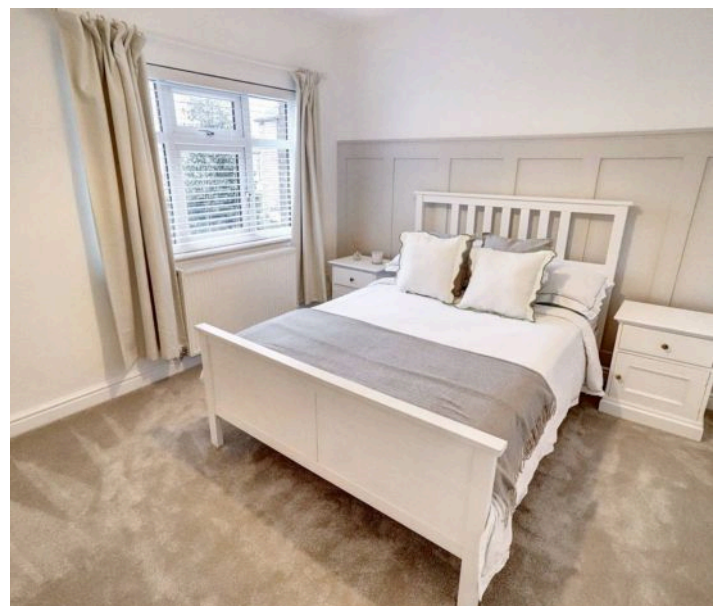
12' 2" x 10' 9" (3.71m x 3.28m)

A large double room with two new upvc windows with horizontal blinds, central ceiling light, new carpets, multiple power points, built in storage, two wall mounted radiators and would be easily converted into two bedrooms if required.

### Bedroom Two

10' 5" x 11' 10" (3.18m x 3.61m)

A generous double room with new upvc window to rear and horizontal blinds, single wall mounted radiator, multiple power points, feature panelled wall, central ceiling light and newly carpeted.





### **REAR GARDEN**

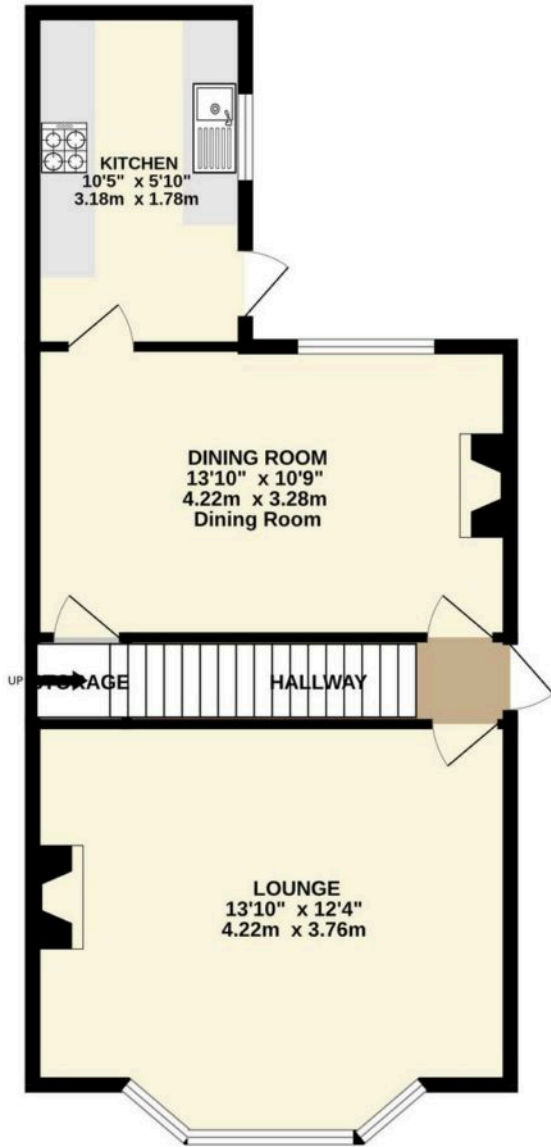
An enclosed private rear garden with brick wall boundary, mature grassed lawn, storage unit, established trees and shrubs, flagged patio ideal for external dining.

### **FRONT GARDEN**

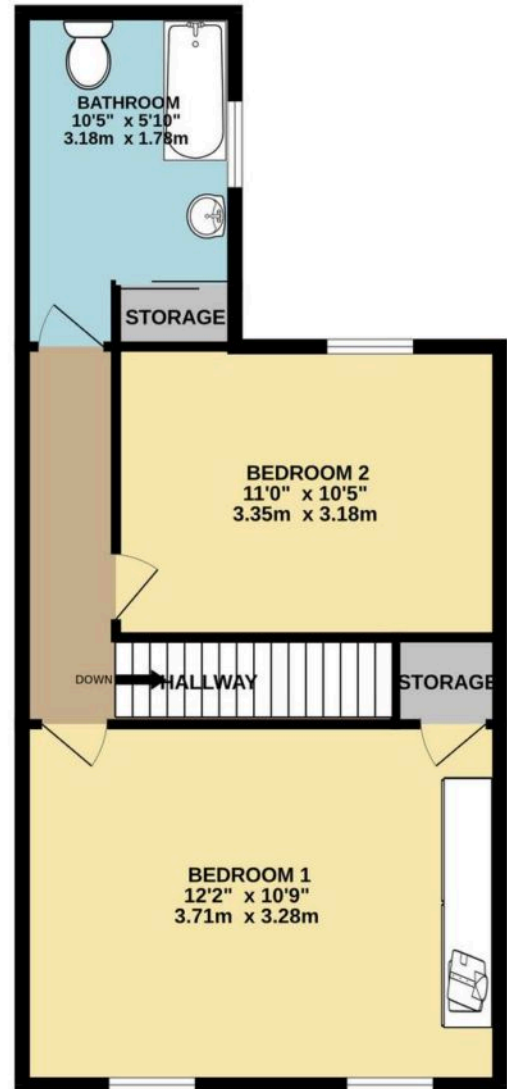
A low maintenance front garden with stone chipped flower beds, gated entry and pathway leading to main door access.



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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