

FOR SALE

The Bungalow at Marsh Farm , Atherton Road, Hindley Green, WN2 4SA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Superb individual detached true bungalow offering a generous 1946 SQFT of living space.



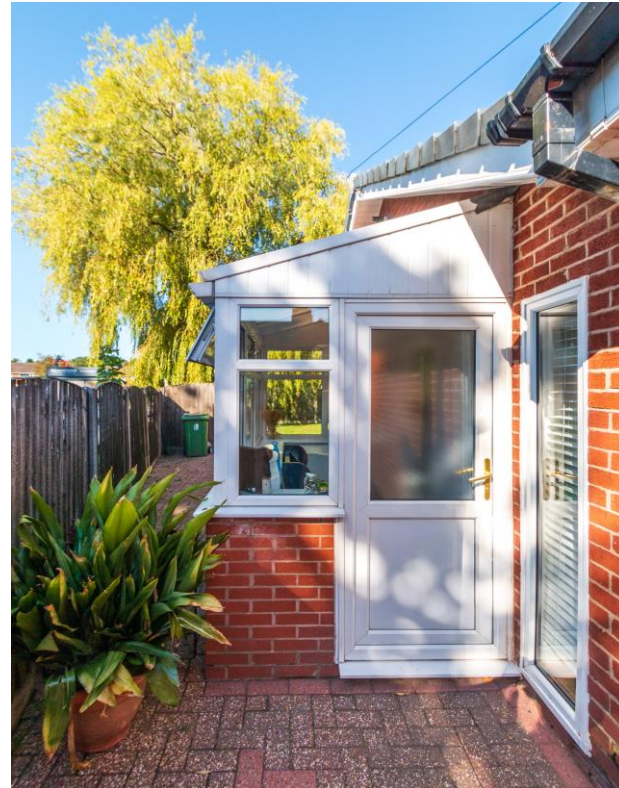
- Superb individual detached bungalow
- Immaculately presented throughout
- Private, secluded position
- Ideal for families / retired clients
- 3 bedrooms / 2 reception rooms
- Smart fitted kitchen
- Large double detached garage
- 1946 SQFT

Enviably tucked away in a secluded, little-known position in the highly prized area of Hindley Green - this impressive & individually built detached true bungalow offers an astonishing 1946 square feet (including the large detached garage) of well planned & beautifully presented living space that would be ideal for a wide range of clients, from any retired buyers seeking the convenience of one floor living, to any growing families in need of more space.

Occupying a pleasant and private plot, the bungalow is conveniently positioned just off Atherton Road in the popular area of Hindley Green & in brief comprises; a porch & main entrance hallway, large main lounge, smart fitted kitchen diner, a beautiful 4-piece principal bathroom suite, three double bedrooms & a substantial family room / games room (which could easily double up as useful home office / place to run a business from).

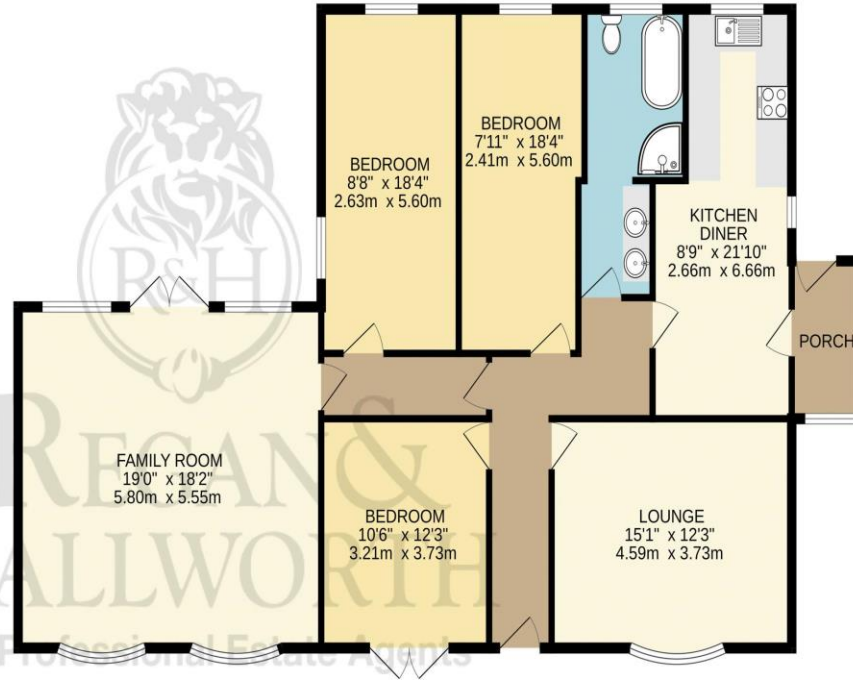
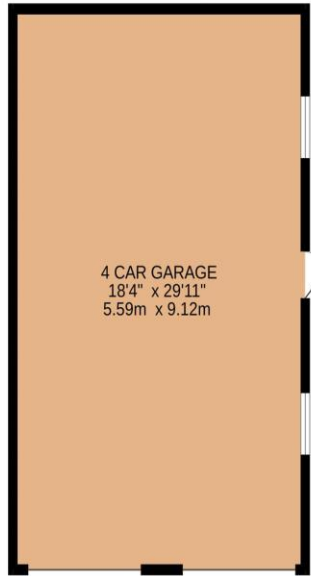
Externally the plot extends to the front, both sides & the rear - with the rear garden being mature and private. There are various seating & patio areas to both the front and the rear, plus there is ample off road parking to the side via a driveway & a newly built and particularly large detached double garage for additional storage. Early viewings are highly recommended on this stunning and spacious detached bungalow. Council Tax Band C. FREEHOLD.





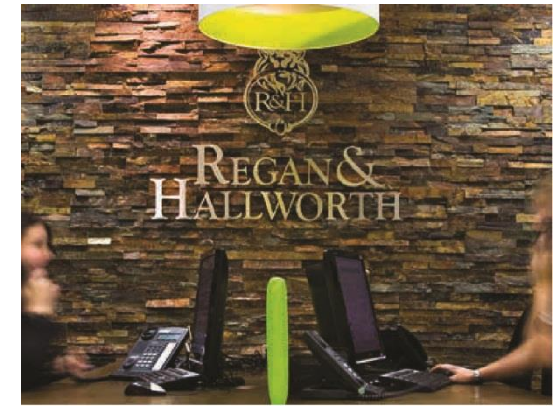
GARAGE
549 sq.ft. (51.0 sq.m.) approx.

GROUND FLOOR
1397 sq.ft. (129.8 sq.m.) approx.



TOTAL FLOOR AREA : 1946 sq.ft. (180.8 sq.m.) approx.

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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WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com



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