

FOR SALE

205, Atherton Road, Hindley, WN2 3PR

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



205, Atherton Road, Hindley, WN2 3PR

Outstanding three bed detached family home set behind private electric gates in Hindley.



- Outstanding detached family home
- Modern open plan kitchen / dining
- Family bathroom and en-suite
- Close to schools and amenities
- Great sized reception rooms
- Three good sized bedrooms
- Large driveway / garage and garden
- 980 SQ. FT.

Now available for sale and located in the ever-popular area of Hindley is this deceptively spacious, modern three bed detached family home. Set behind private electric gates and set back from the road, Atherton Road has been finished to an exceptionally high standard throughout giving the property a very modern and contemporary feel.

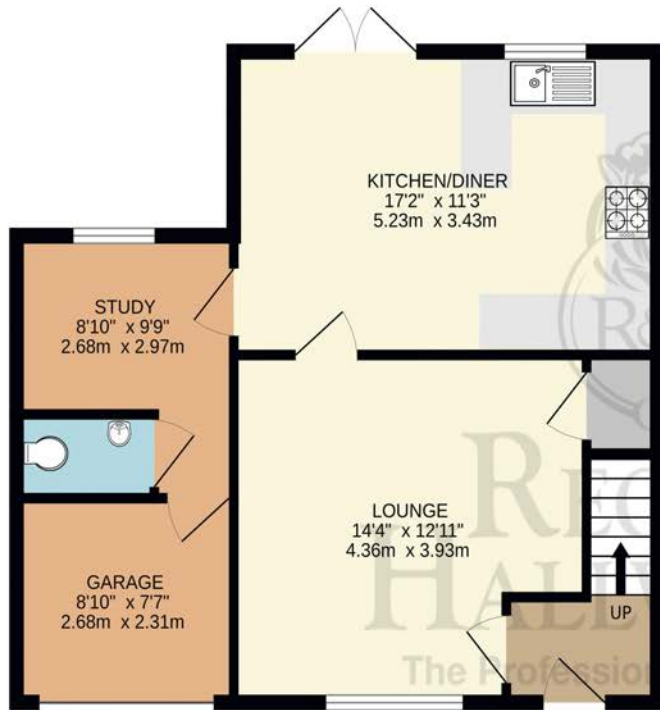
Boasting 980 square feet this property would make an ideal first-time buyer's home or an excellent property for the growing family given its "turn key" condition. It also offers easy access to all the amenities the village has to offer along with schools, public transport links including train station and is just a short drive to several major motorway networks. In brief the accommodation comprises of entrance hallway, large formal lounge / sitting room located to the front with tastefully decorated walls and feature fire, large open plan kitchen / dining room located to the rear with the kitchen offering a range of wall, base and drawer units along with appliances and then a good-sized dining area. A door then leads through into the office with a cloak room wc off it and access into the integral garage.

Up on the first floor the centrally located landing area opens to give access to a large master double bedroom located to the front of the property with modern fitted en-suite shower, second double bedroom located to the rear, modern fitted family bathroom with bath and then a third large single bedroom. Externally the property has a large driveway to the front accessed through private electric gates and then leads to an integral single garage space. The rear gardens have been tastefully landscaped with large Indian stone patio ideal for entertaining. Internal inspection of this superb home is highly recommended to truly appreciate the deceptive size, excellent finish and outstanding location.

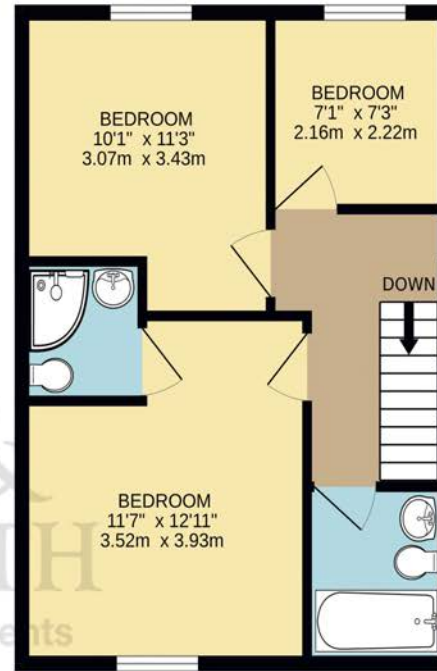




GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.

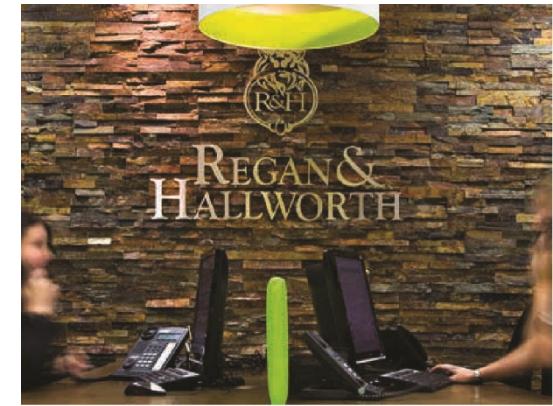


1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.1 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



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@reganhallworth

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www.reganandhallworth.com