

FOR SALE

392, Atherton Road, Hindley Green , WN2 4QD

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



392, Atherton Road, Hindley Green , WN2 4QD

Outstanding extended family home in ideal location



- Amazing period semi-detached family home
- Large open plan kitchen / dining / family room
- Two modern fitted family bathrooms
- Close to schools and amenities
- Excellent sized & versatile reception rooms
- Three good sized bedrooms plus loft room
- Large driveway and private gardens
- 1478 SQ. FT.

Now available for sale and located along the ever popular Atherton Road in Hindley Green is this impressive, period semi-detached family home which has been vastly extended. The property now boasts just over 1400 square feet of versatile and contemporary accommodation set over two floors. Atherton Road is situated close to Hindley with all its amenities, bus routes and train station, outstanding schools for all ages and is just a short drive to several major motorway networks. Internally the property has been finished to an exceptionally high standard which in brief comprises of entrance hallway, fully fitted bathroom with shower unit, reception room to the front with bay window and then a lounge / sitting room centrally located with a feature log burning stove. To the rear of the property there is a large open plan space which houses a stunning fitted kitchen with a range of wall, bas and drawer units and island breakfast bar, large family room / dining area with patio doors leading out onto the rear gardens and then a large separate utility room.

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 feature bay window, second double bedroom located to the rear of the property, third good sized single bedroom to the front, modern fitted family bathroom comprising of wc, sink unit and bath with shower over and then access to a loft room which has been used as a bedroom / home office.

Externally the property is set back from the road and has a large, gated driveway and gravelled front garden area. To the rear there is a private, enclosed and not overlooked garden with well-maintained lawn and shed ideal for the growing family. Internal inspection is highly recommended to truly appreciate the deceptive size, its outstanding finish and excellent location.





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TOTAL FLOOR AREA : 1478 sq.ft. (137.3 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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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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