

FOR SALE

184, Wigan Road, Hindley, WN2 3BU

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Superbly presented mid terrace home offering almost 900 SQFT of living space.



- Beautiful mid terrace home
- Much larger than average
- Popular main road setting
- Off road parking to rear
- 2 bedrooms / 1 reception room
- Ideal starter home
- Stylish 4-piece bathroom suite
- 897 SQFT

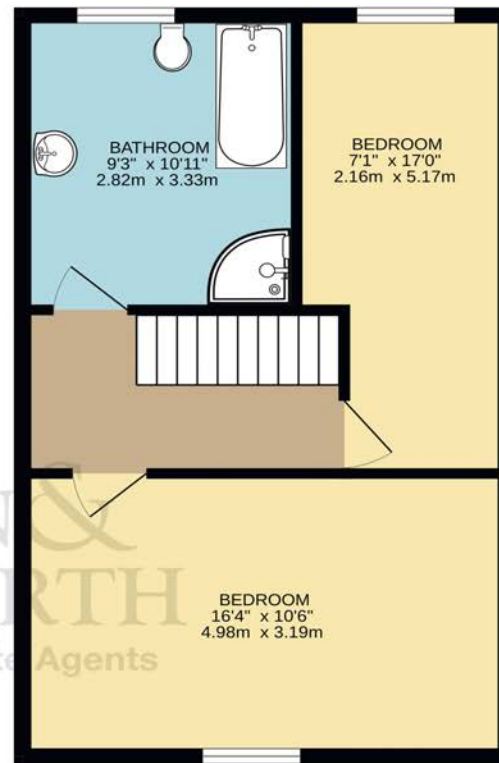
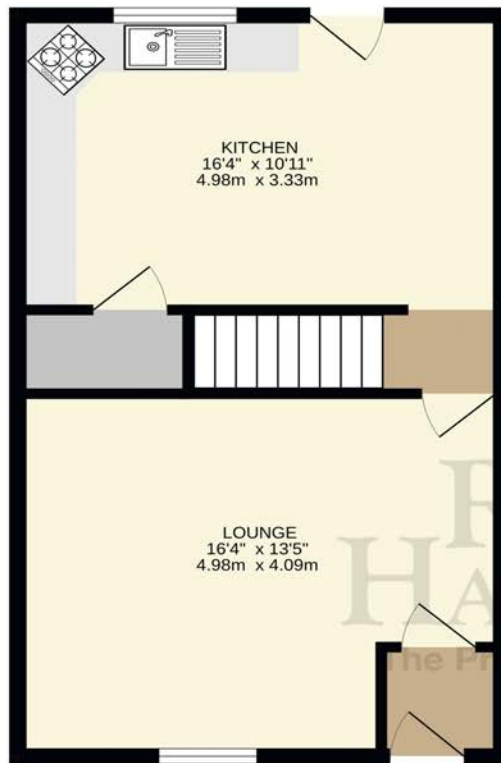
Offering well presented interiors & representing excellent value for money for today's busy market - this superbly presented mid terrace home has benefitted from a range of improvements over recent years & would be the perfect starter property for any first time buyers looking for a home they can just move into.

Boasting some new plasterwork & ceilings, newly laid floorings upstairs, a whole new roof plus a sleek new 4-piece bathroom suite - the home also provides a light, contemporary finish that should make it very popular with modern buying tastes, and in total offers a very generous 897 square feet of living space, making it much larger than than a standard terrace property. In brief, the home comprises a large main lounge with feature fireplace, plus the rear kitchen diner with access out onto the rear garden. Upstairs there are two good sized bedrooms plus & a stylish 4-piece bathroom suite.

Externally the rear is a low maintenance walled yard which is partially block-paved and partially flagged, plus there are double gates & vehicle access giving the option of off road parking. Locally, the property is conveniently positioned a short walk to Hindley Town Centre & its train station, plus its various shops & amenities. Early viewings are essential.







TOTAL FLOOR AREA : 897 sq.ft. (83.3 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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