

**FOR SALE**

Laurel House, 321, Atherton Road, Hindley , WN2 3XD



## Laurel House, 321, Atherton Road, Hindley , WN2 3XD

*Exceptional fully renovated four bed period family home*



- Fully renovated semi-detached period property
- Modern open plan kitchen with appliances
- Modern family bathroom and en-suite
- Close to schools and transport links
- Large and versatile reception rooms
- Four excellent sized bedrooms
- Gardens front and rear / parking
- 1884 SQ. FT.

This is a rare and truly exciting opportunity to purchase a period property that dates to the 1700's which has been completely renovated to the highest of standards throughout. Laurel House is located along Atherton Road in Hindley offering easy access to a range of amenities, schools and public transport links including Hindley train station.

The property offers just over 1800 square feet of contemporary and versatile accommodation set over two floors making this an ideal home for the growing family. In brief the accommodation comprises of entrance hallway, separate formal lounge / sitting room, large open plan family / dining room which is then open to a modern fitted kitchen which boasts a range of wall, base and drawer units along with integral appliances. Off the family room the inner hallway gives access to a well-equipped utility room and a cloak room wc. Up on the first floor there is a large master suite with dressing room and modern fitted en-suite shower room, a second large double bedroom, two more smaller double bedrooms and then a modern four-piece family bathroom comprising of wc, sink unit, shower unit and free-standing bath. There is ample loft space for storage.

Externally Laurel House has a walled and gated front garden with lawn and patio area whilst to the rear there is a long enclosed private garden area, allocated parking for two vehicles is situated to the side of the property. Internal inspection is highly recommended to truly appreciate the properties size, its truly outstanding finish and its amazing location.







**REGAN & HALLWORTH**  
The Professional Estate Agents

TOTAL FLOOR AREA : 1884 sq.ft. (175.1 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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