

**FOR SALE**

22, Platt Lane, Hindley, WN2 3RA

 **REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

 ESTD  
1996



## 22, Platt Lane, Hindley, WN2 3RA

*Substantial mid terrace home available chain free & offering 1012 SQFT of space.*

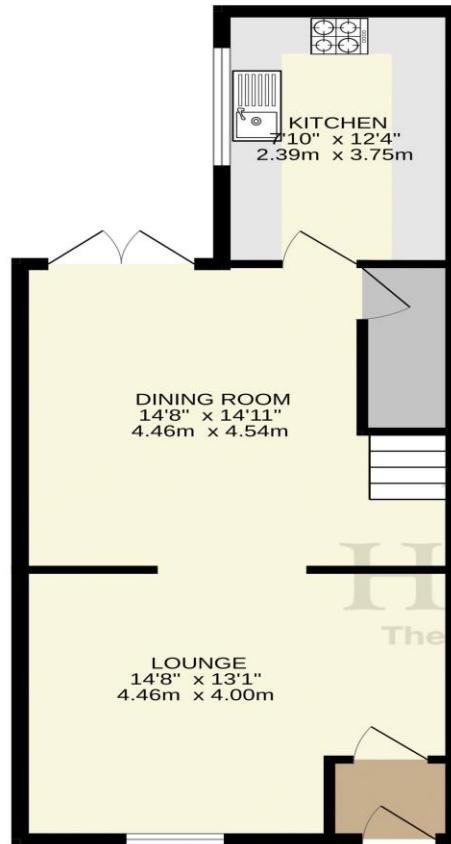


Offering well presented modern interiors & representing excellent value for money for today's busy market - this superb & notably spacious mid terrace home boasts a sizeable 1012 square feet of living space & would be the perfect starter property for any first time buyers looking for a home they can just move into. Benefiting from a large two-storey outrigger & much more floorspace than standard terrace homes, in brief the property comprises; a hallway, a large main lounge, rear dining room plus a modern fitted kitchen with access out onto the rear garden. Upstairs there are three good sized bedrooms plus & a contemporary bathroom suite.

Externally the rear is a low maintenance yard which enjoys a just-off westerly aspect & therefore lots of late summer sun. Locally, the property is conveniently positioned close to Hindley Town Centre & its train station, plus its various shops & amenities. Early viewings are essential. No chain delay.



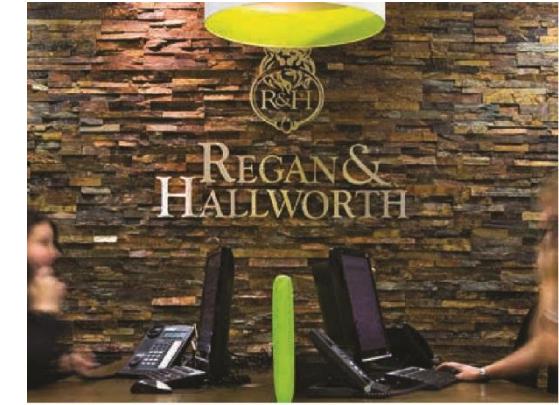




TOTAL FLOOR AREA : 1012 sq.ft (94.0 sq.m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment 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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