

FOR SALE

748, Atherton Road, Hindley Green, WN2 4SB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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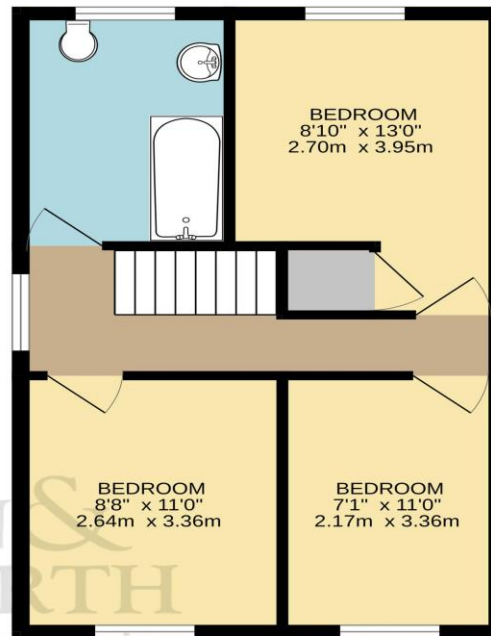
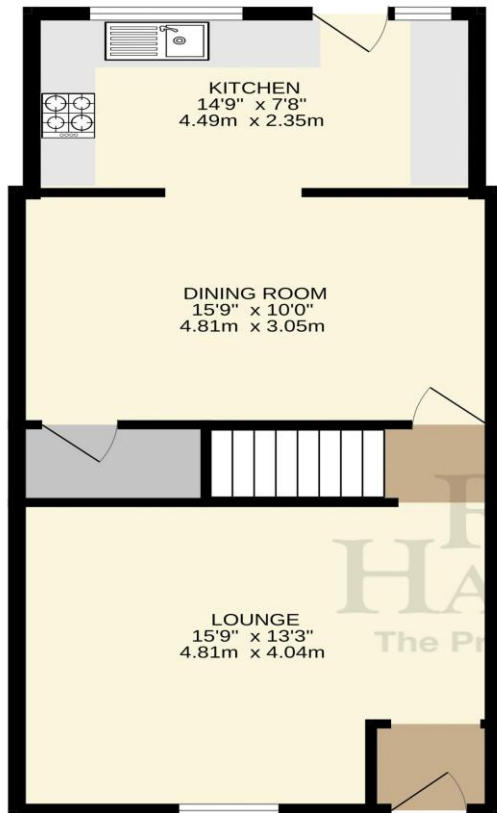
Impressive starter home with sunny, south facing rear garden & no chain delay.



- Substantial semi-detached home
- Extended to the rear
- Ideal starter property
- Available chain free
- 3 bedrooms / 2 reception rooms
- Generous amount of floorspace
- Spacious south facing garden
- 953 SQFT

Occupying a prominent main road position in the popular area of Hindley Green, this larger than average property represents an ideal purchase for first-time buyers or young families seeking space, convenience and excellent local amenities. The property has been extended to the rear with a superb vaulted ceiling extension, creating a bright and airy living space that opens onto the generous south-facing rear garden — perfect for relaxing or entertaining & quite an unusual feature for houses along Atherton Road. Internally, the accommodation is clean, tidy & has benefitted from some recent upgrades in terms of decor & comprises; an entrance hallway, beautiful front lounge with contemporary media wall, a rear dining area which opens into the the impressive rear extension with fitted kitchen. Upstairs features 3 well-proportioned bedrooms and a modern family bathroom. Externally, the home enjoys a large, private garden to the rear, benefitting from a sunny south facing aspect. Located within walking distance of local shops, schools and transport links, this property combines everyday convenience with comfortable modern living. Offered with no onward chain delay – early viewing is highly recommended.





TOTAL FLOOR AREA : 953 sq.ft. (88.5 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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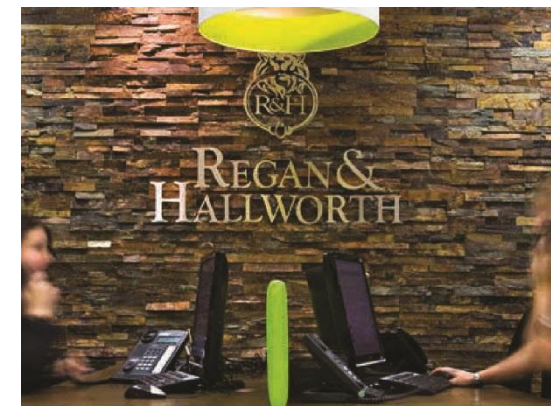
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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