

FOR SALE

167, Atherton Road, Hindley, WN2 3EE

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

 ESTD
1996



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Totally unique terraced home offering 1351 SQFT including a detached garden room.



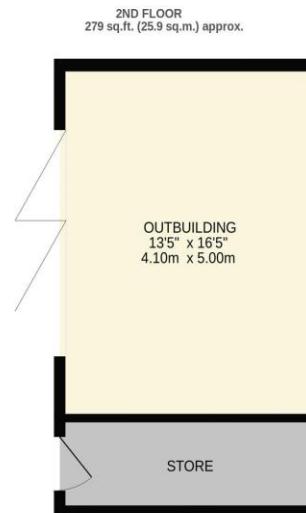
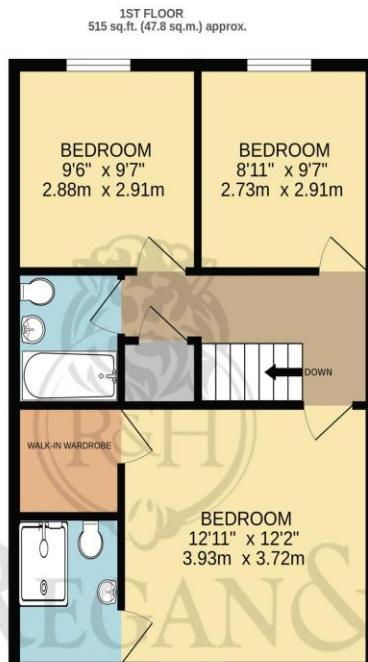
Enviablely located on the hugely popular Atherton Road & close to Hindley Town Centre, this exceptionally presented and deceptively spacious three-bedroom home offers far more than meets the eye. Extending to around 1351 square feet of living space, the property has been beautifully updated throughout and includes a versatile detached garden room, perfect for those seeking additional space to work from home, run a small business, or enjoy as a studio or gym. Internally, the home has a bright and contemporary feel, with a sleek, recently installed kitchen forming the heart of the house – ideal for modern family living and entertaining. The accommodation briefly comprises a spacious front lounge with contemporary media wall, with the stylish fitted kitchen diner to the rear plus a useful utility room too. To the first floor are three well-proportioned bedrooms, including a master with modern en-suite and walk-in wardrobe, plus a superb family bathroom. Outside, the property continues to impress with a notably large rear garden - a really unique feature of these types of property, providing plenty of space for relaxation and outdoor dining. The solidly constructed garden room is a fantastic addition, offering endless flexibility and showcasing the quality and care that's gone into every detail of this home. Locally, the property enjoys a convenient setting close to various shops, amenities, and reputable schools, making it an ideal choice for families and professionals alike. A truly exceptional terrace home combining space, style and versatility – early viewing is essential.



- Stunning terrace home
- Sleek, high spec fitted kitchen
- En-suite to the master bed
- Detached garden room
- 3 generous bedrooms
- Astonishing amount of floor space
- Large rear plot
- 1351 SQFT



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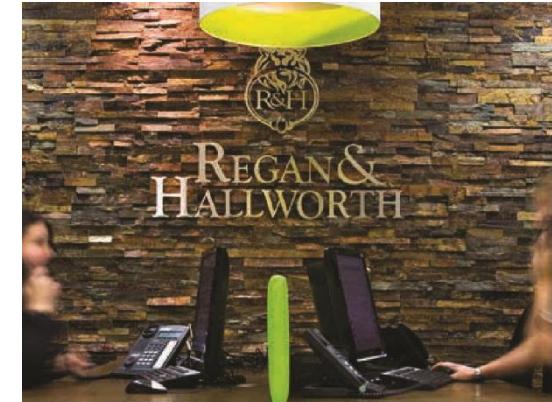
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TOTAL FLOOR AREA : 1351 sq.ft. (125.5 sq.m.) approx.

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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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.



WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com