

TO LET

1c, Wenlock Grove, Hindley, WN2 3RS

REGAN & HALLWORTH
The Professional Estate & Letting Agents



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Superb two bed terrace style property located in the popular Hindley area of Wigan



- Spacious terrace style home
- Modern fitted kitchen with cooker
- Family bathroom with shower over bath
- Close to schools and amenities
- Great sized reception rooms
- Two double bedrooms
- Front and rear garden / driveway
- 837 SQ. FT.

Now available to let and situated in the ever-popular area of Hindley is this impressive two bed terrace style property. Wenlock Grove boasts superb access to a range of village amenities, schools for all ages, train station, bus routes and is just a short drive to a number of major motorway networks.

Internally Wenlock Grove's accommodation briefly comprises of entrance hallway, cloak room wc, great sized lounge / sitting room to the front of the property, open plan kitchen / dining room to the rear offering a range of wall, base, and rawer units along with cooker and hob and then a conservatory with double doors leading out to the rear gardens.

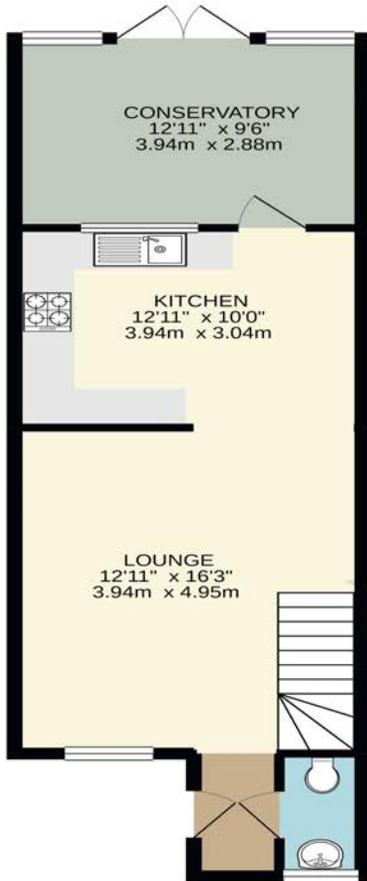
Up on the first floor the centrally located landing area gives access to a master double bedroom to the rear of the property, centrally located family bathroom with shower over bath and then a second double bedroom situated to the rear.

Externally the property offers a driveway and gardens to the front with a good-sized enclosed garden area to the rear. Internal inspection is highly recommend to fully appreciate the properties location, deceptive size and great location.

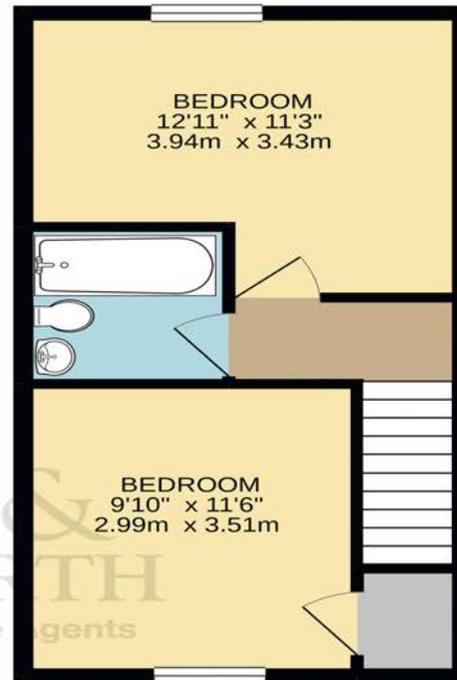




GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.

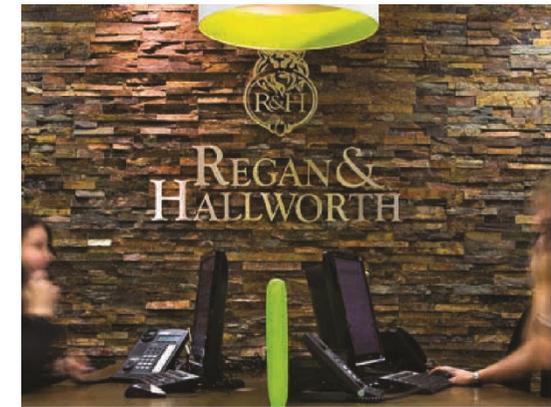


1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.7 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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