



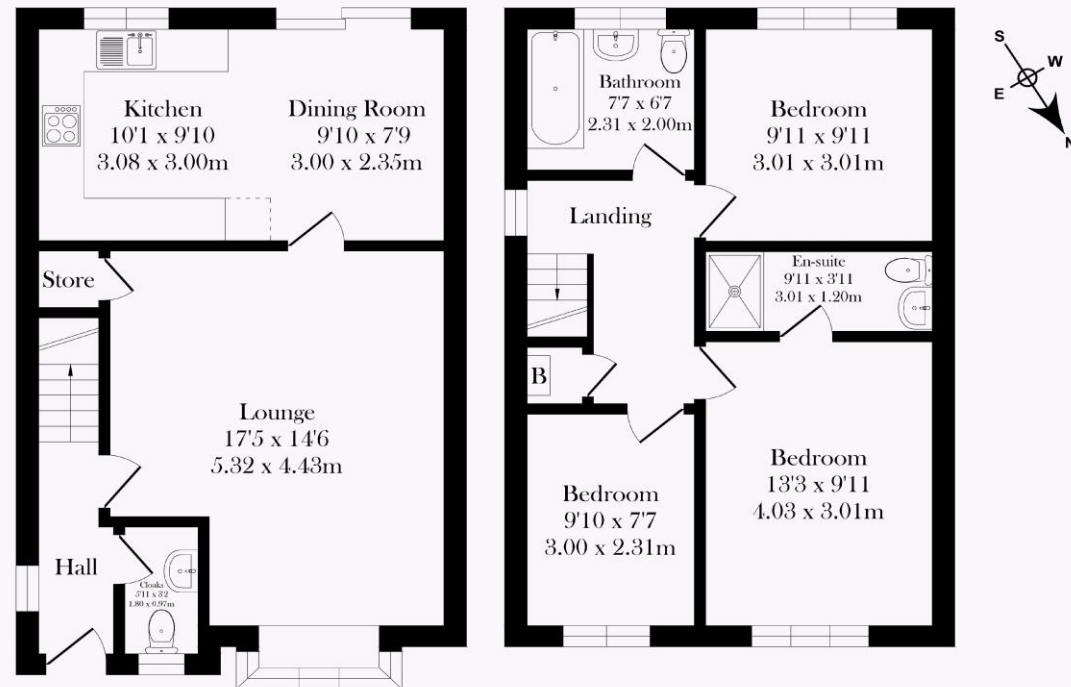
TRACY PHILLIPS

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Ground Floor
Approx. Floor Area 47.3 Sq.M (509 Sq.Ft.)

First Floor
Approx. Floor Area 45.5 Sq.M (490 Sq.Ft.)

Total Approx. Floor Area 92.8 Sq.M. (999 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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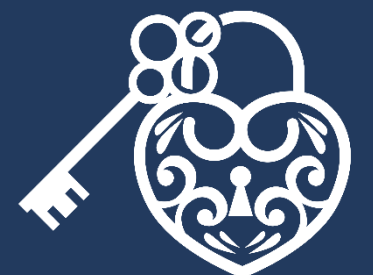
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Asking Price: £230,000

Atherton Road, Hindley Green

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This semi-detached home has been much-loved by its current owners for the past 22 years. Purchased brand new, this residence has been much loved and a standout feature of this property is the ample off-road parking. Step inside to discover a truly lovely interior that reflects the care and attention the sellers have invested over the years. The house boasts a series of recent upgrades, including new bathrooms throughout and a recently fitted kitchen.

Stepping through the front entrance door you are welcomed by a lovely hallway leading to the cloakroom which has a newly fitted vanity sink unit, WC, and a heated towel rail, adding a touch of modern convenience right from the entrance. The spacious lounge is situated at the front of the property and features a bay window that floods the room with natural light. The room is adorned with a lovely fireplace and boasts a wood floor, creating a warm and inviting atmosphere. What sets this space apart is a cleverly adapted storage area that now serves as a useful study space, combining functionality with style. Moving to the rear of the property, the large dining kitchen offers a perfect blend of practicality and aesthetics. Fitted with a range of high-end appliances, the kitchen features an integrated Neff oven, hob, hood, fridge freezer, dishwasher and under counter freezer making it a delight for those who appreciate modern conveniences. French doors open out to the rear garden, seamlessly connecting indoor and outdoor living spaces. Ascending to the first floor, the accommodation continues with a beautifully appointed master bedroom situated to the front. Boasting fitted wardrobes that cleverly house a television, offering both functionality and a touch of luxury. The accompanying newly fitted en-suite bathroom features a large shower, WC, and sink. The second bedroom, generously sized and located to the rear, is a delightful double room with fitted wardrobes providing ample storage space. Meanwhile, the third bedroom to the front also offers the convenience of fitted wardrobes, showcasing the thoughtful design throughout the home. Completing the upper level is the family bathroom, presenting a comfortable space equipped with a bath featuring an overhead shower, sink, WC, and a heated towel rail.

Externally, the rear garden is paved for easy maintenance and provides a perfect outdoor retreat for enjoying the sunshine.

Situated in Hindley Green village, this property offers proximity to excellent amenities including shops and leisure facilities. Three local primary schools within walking distance add to the appeal for families. The convenience of easy access to the motorway network and rail stations, as well as the larger town centre of Wigan, enhances the overall accessibility of this desirable home.

Don't miss the chance to make this property your own – contact us today for a viewing.

