



Malvern Avenue, Hindley Green

Offers Over £249,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom, semi-detached bungalow, nestled in a quiet cul-de-sac in the ever-popular area of Hindley Green. Perfectly suited to couples looking for a move-in ready home, this charming property offers a peaceful residential setting with excellent access to local amenities. The home is ideally located for commuters, with convenient bus routes nearby and Hindley train station just a short drive away, providing direct links into Manchester and Wigan. The M61 and M6 motorways are easily accessible, offering further connections across the North West. Hindley Green itself benefits from a range of shops, supermarkets, and eateries, with larger retail and leisure facilities found in nearby Leigh, Wigan, and Bolton.

Upon entering the home, you are greeted by a welcoming entrance hallway that provides access to most of the rooms. Located towards the front of the property are two generously sized double bedrooms, including the master which benefits from fitted wardrobes offering excellent storage. The modern shower room is finished to a high standard, featuring a sleek suite and contemporary tiling. Moving towards the rear of the home, the spacious lounge is bathed in natural light and features a fireplace as a focal point, along with sliding doors that open out onto the rear garden, creating a seamless indoor-outdoor feel. Just off the lounge, you'll find the dining room which flows effortlessly into the kitchen – a stylish space fitted with integrated appliances, LED spot lighting, and ample storage and worktop space, ideal for both everyday use and entertaining.

Externally, the property offers excellent kerb appeal, with a driveway that can accommodate up to three vehicles and leads to a detached single garage, perfect for additional storage or secure parking. The front garden is well maintained and features a neat lawn alongside a pleasant seating area to enjoy the morning sun. To the rear, the home boasts a beautifully kept garden with a lawn, mature plant beds, and multiple seating areas ideal for outdoor dining or relaxation. A useful side yard offers further space for storage or utility use.

This delightful bungalow combines comfort, style, and convenience in an excellent location – a truly wonderful opportunity for couples looking to settle into a quiet yet well-connected neighbourhood.







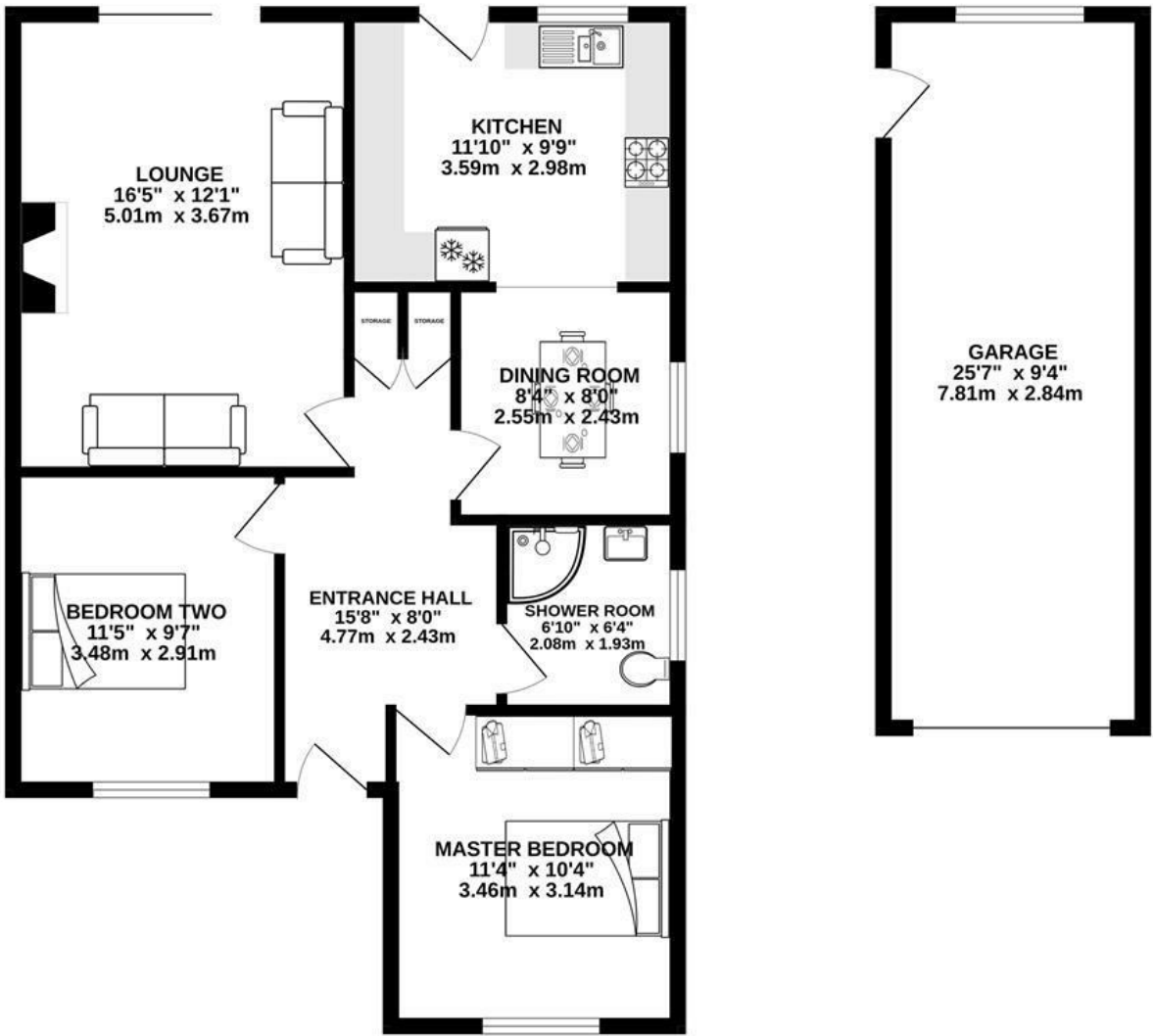






BEN ROSE

GROUND FLOOR
983 sq.ft. (91.4 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.4 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 but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

