BEN ROSE



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.















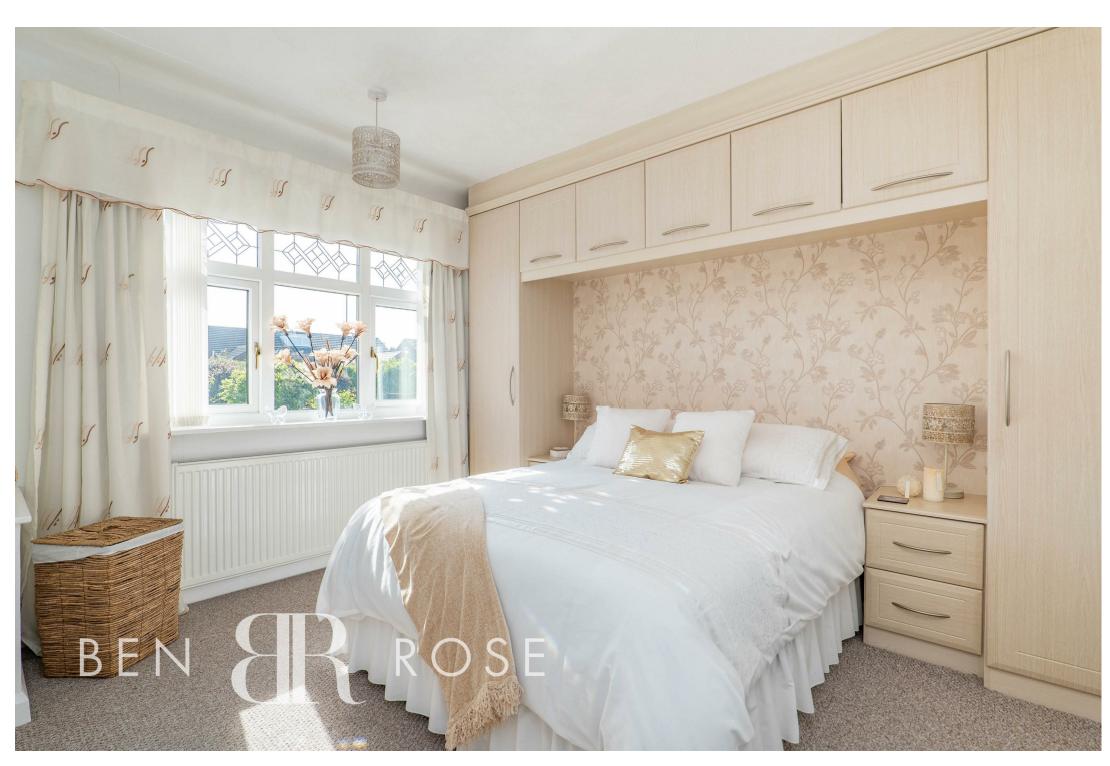






















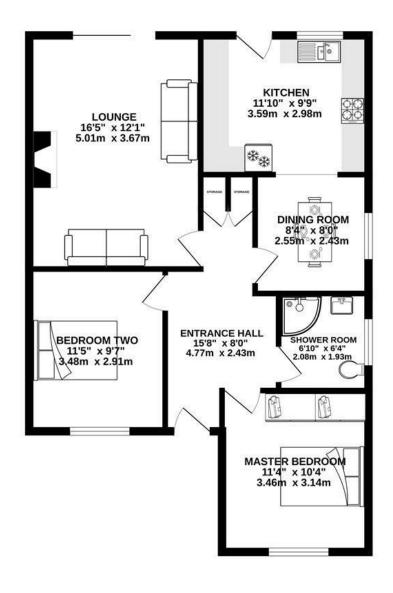


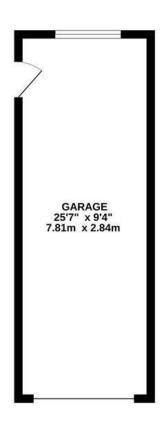




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GROUND FLOOR 983 sq.ft. (91.4 sq.m.) approx.





TOTAL FLOOR AREA: 983 sq.ft. (91.4 sq.m.) approx.
Whilst every attempts has been made to ensure the accuracy of the floorplan contained here, measuremen of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error omission or mis-statement. This plan is for flustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarant as to their operability or efficiency can be given.

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