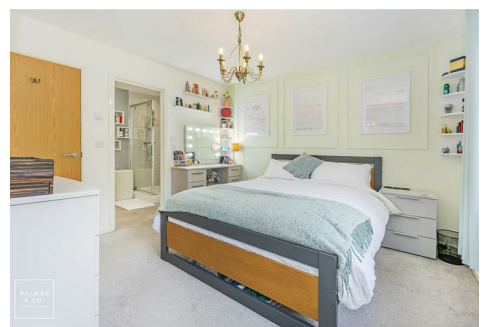
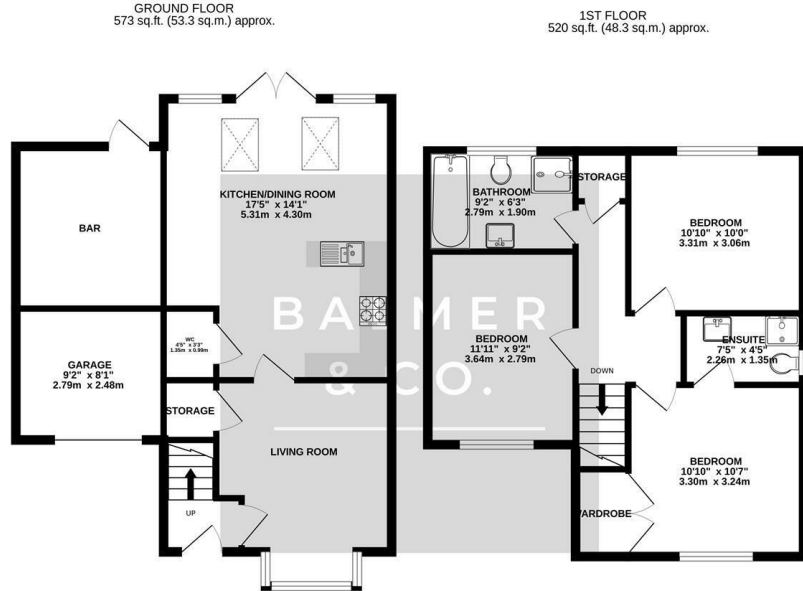


Nixon Phillips Drive, Wigan, WN2 4UP
£325,000



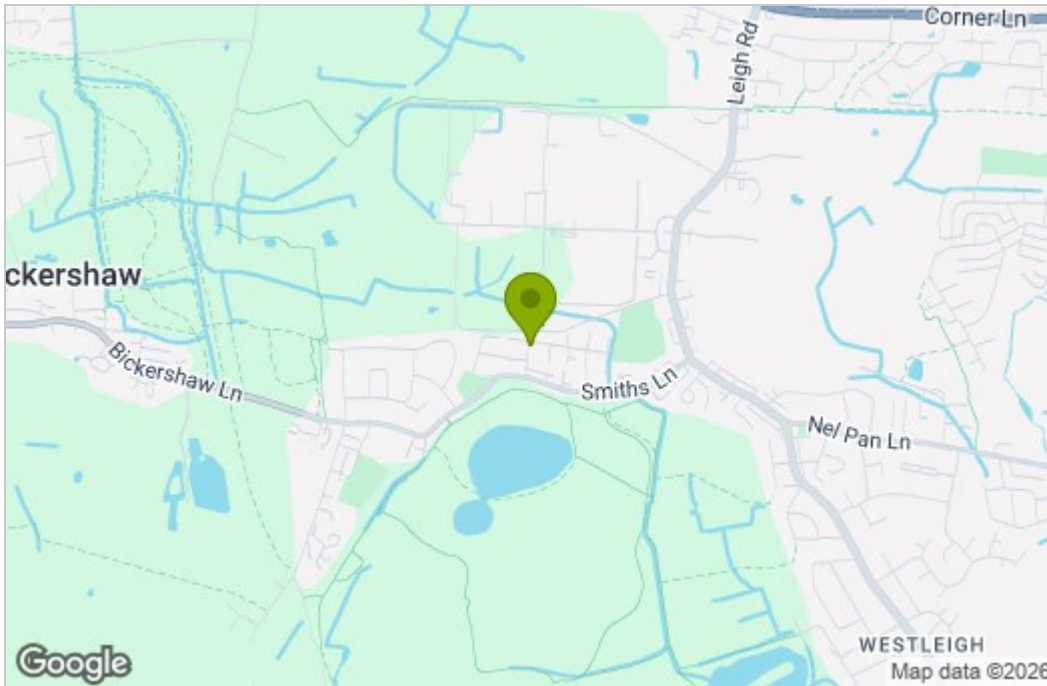
BALMER & CO in LEIGH are delighted to offer FOR SALE this three bedroom detached home, located on Nixon Phillips Drive in Hindley Green. Occupying an enviable plot, which overlooks the green to the front and has a South facing garden to the rear, it is tastefully decorated throughout and is a true credit to its current owners who have lovingly maintained the property from new. Entry to the property reveals a hallway which provides access to the lounge as well as the staircase to the first floor. An open plan kitchen/dining room with integrated appliances and sky light windows is located to the rear with patio doors leading out to the South facing rear garden. A downstairs w.c completes the ground floor. To the first floor is a master bedroom with an en-suite shower room, a second double bedroom, single bedroom and a four piece family bathroom suite. An attached garage, which has been part converted creating an indoor bar accessed from the garden, completes the accommodation. Externally, to the front of the property is a garden as well as off road parking whilst to the rear you'll find a good sized, South facing garden. Early viewings advised, all enquiries welcome.

Floor Plan

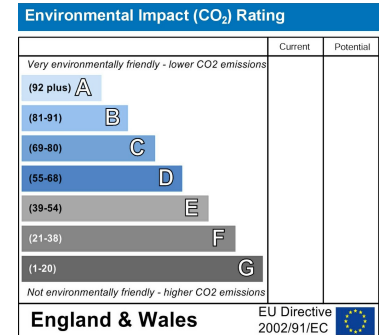
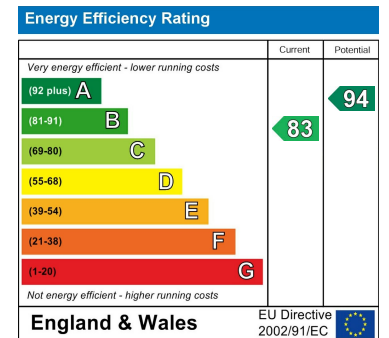


TOTAL FLOOR AREA: 1093 sq.ft. (101.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.