



Lord Street, Hindley, Wigan

Offers Over £169,995

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom mid-terraced property, located in the popular area of Hindley, Wigan. Perfectly situated close to excellent local amenities, schools, and nearby train station, this home offers superb travel links and is surrounded by a vibrant community, with bars, restaurants, and shops just a stone's throw away.

Stepping into the property through the welcoming entrance porch, you are led into the spacious lounge, which features a charming log burner fireplace and an open staircase to the upper level. The lounge flows seamlessly into the kitchen/diner at the rear. The contemporary fitted kitchen offers ample storage, with an integrated fridge, freezer, oven, and hob, as well as a convenient breakfast bar with seating for four. A single door from here leads out to the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from integrated storage. A modern three-piece family bathroom, complete with an over-the-bath shower, completes this level.

Externally, there is ample on-street parking to the front. To the rear, the property boasts a charming garden space, featuring a low-maintenance artificial lawn and a flagged patio area. An established palm tree adds a unique touch, creating a private and relaxing setting ideal for entertaining.

Early viewing is highly recommended to avoid any potential disappointment.







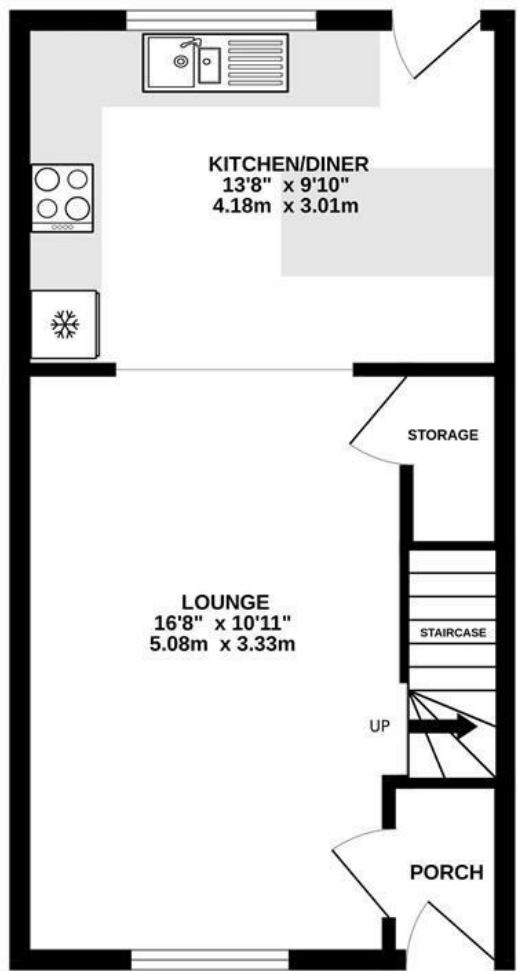




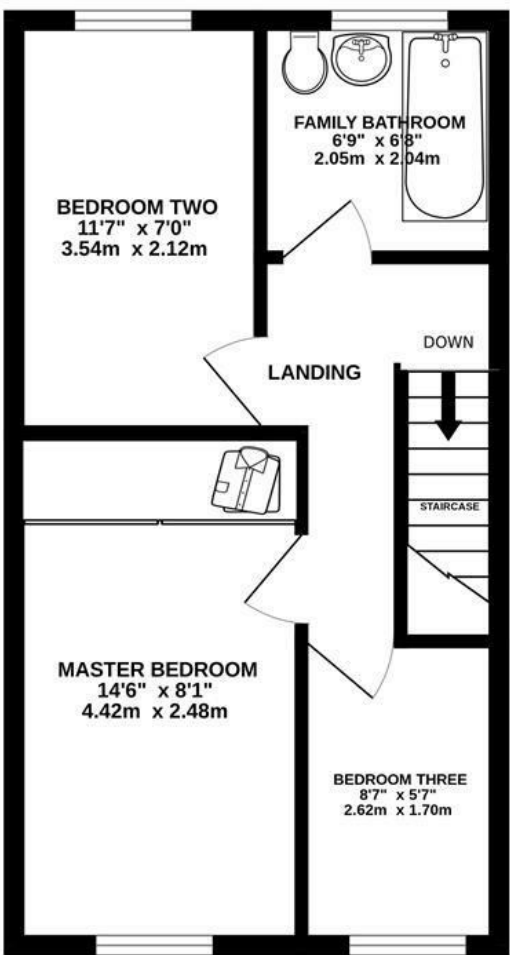


BEN ROSE

GROUND FLOOR
363 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (67.0 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	

