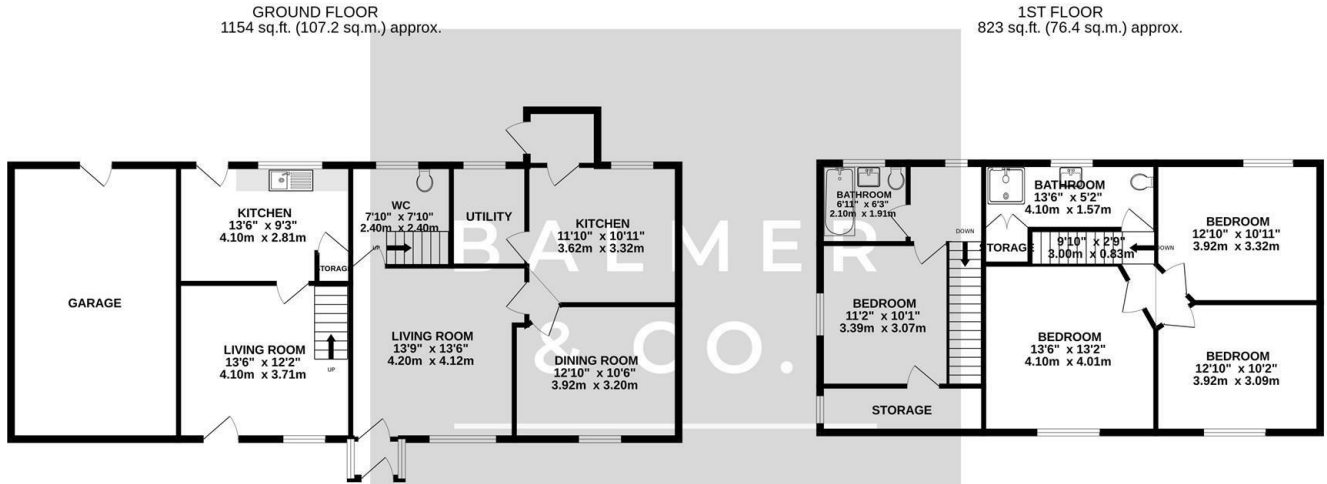


Atherton Road, Wigan, WN2 4QD  
£450,000



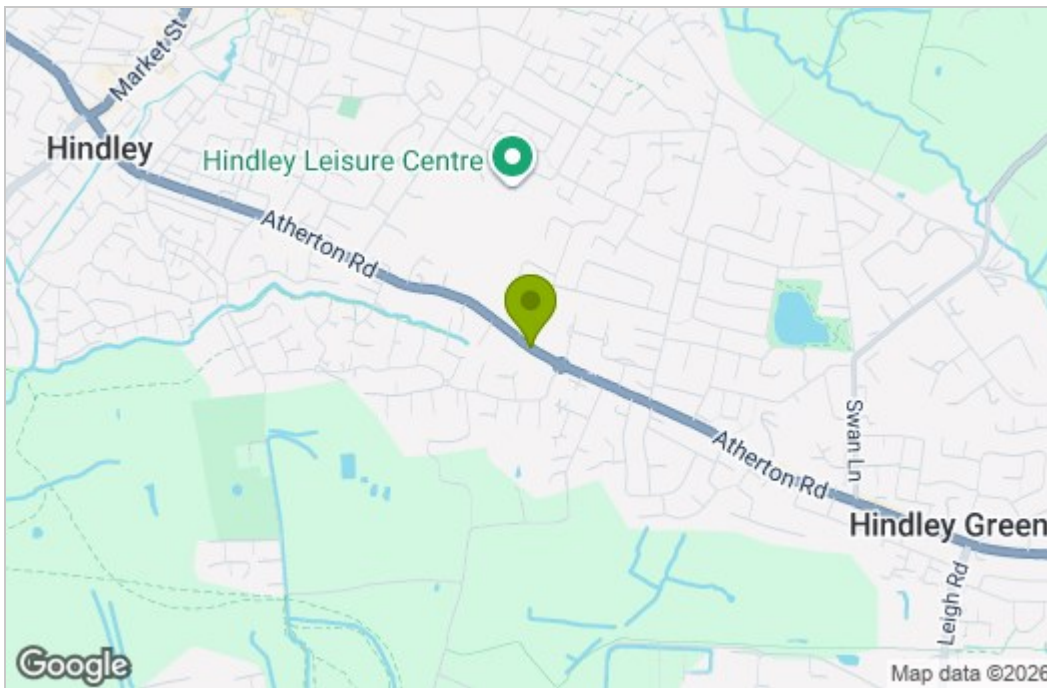
BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom detached house in Hindley Green. This unique three bedroom property is offered to the market with an attached one bedroom annex offering separate living or alternatively great conversion potential. Comprising in brief of entrance porch, living room, fitted kitchen, utility room, separate dining room, W.C., and a rear porch completing the ground floor. To the first floor there is a large master bedroom, two further well proportioned double bedrooms, with a three piece bathroom. The attaching annex comprises living room, kitchen/dining room, master bedroom, storage room and a three piece bathroom completing the full accommodation on offer. Externally the property occupies a very generous plot with large gardens to the front, rear and side, ample off-road parking and several outbuildings. This property does require modernisation but has fantastic potential to make into an excellent family home. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

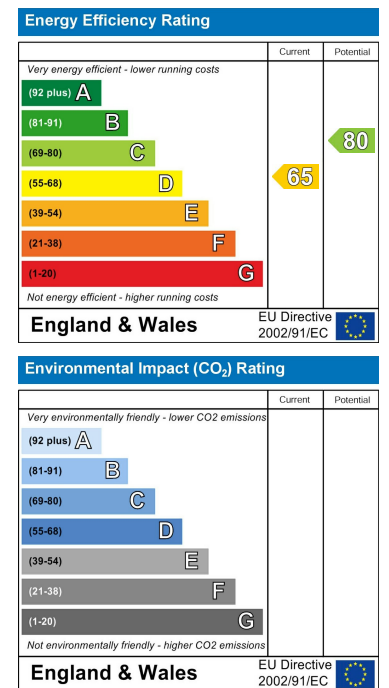


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.