FOR SALE

229, Sandy Lane, Hindley, WN2 4EP

REGAN& HALLWORTH
The Professional Estate & Letting Agents

ESTD 1996



229, Sandy Lane, Hindley, WN2 4EP

Competitively priced semi-detached starter home with no chain delay.



- Superb semi-detached home
- Perfect starter property
- Popular residential setting
- Available chain free
- 3 bedrooms / 1 reception room
- New carpets & decorating throughout
- Competitively priced
- 840 SQFT

Offered to the market with the benefit of no chain delay & ideal for any first time buyers or young families looking to get onto the property ladder, this well appointed, semi-detached home is enviably located on Sandy Lane in Hindley, a notably sought after residential area & early inspection is a must.

Set across two floors and providing a generous 840 square feet of living space, the home internally is in excellent condition throughout & has benefited from newly laid carpets & fresh decoration too. In brief the home comprises; a large main lounge, ground floor wc / cloaks, a modern-style fitted breakfast kitchen with French Doors that lead outside, with three bedrooms upstairs & a contemporary principal bathroom suite.

Externally, the home benefits from gardens to both the front and the rear, whilst locally, the property rests within easy reach of the area's numerous shops, amenities, transport links plus acclaimed schools. All the windows here are low maintenance Upvc. Early viewings are highly recommended. No chain delay.























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TOTAL FLOOR AREA : 840 sq.ft. (78.1 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 endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate. **Tenure** - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax -** You are advised to contact the local authority for further details. **Wigan:** 01942 244991 **| West Lancashire:** 01695 585258 **| Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.