



 **3**
Bedrooms

 **2**
Bathrooms



NO CHAIN - FREEHOLD - FULLY RENOVATED AND READY TO MOVE INTO - PERFECT FOR FIRST TIME BUYERS - VIEWINGS ARE HIGHLY RECOMMENDED

Located in Hindley, this terraced house offers a practical living space with three bedrooms and two bathrooms. The property includes a reception room, providing a comfortable area for relaxation. The modern kitchen-diner is fitted with sleek black cabinets, an oven/hob, and benefits from full double glazing, ensuring energy efficiency and noise reduction. The gas central heating system, powered by a combi boiler, offers reliable warmth throughout the home.

NO CHAIN - FREEHOLD - FULLY RENOVATED AND READY TO MOVE INTO - SINGLE GARAGE LOCATED NEARBY AT A RENTAL COST OF £35p.a. - PERFECT FOR FIRST TIME BUYERS - VIEWINGS ARE HIGHLY RECOMMENDED

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The layout is thoughtfully designed, with the ground floor featuring a spacious kitchen-diner that opens to the garden, providing an ideal space for dining and entertaining. The kitchen is equipped with essential appliances and ample storage, making it functional for daily use. The reception room is located at the front of the house, offering a cozy space for family gatherings.

Upstairs, the three bedrooms are well-proportioned, providing comfortable sleeping quarters. The main bathroom is fitted with modern fixtures, including a bathtub and shower, while an additional bathroom on the ground floor adds convenience.

Outside, the property boasts a garden area, perfect for outdoor activities or simply enjoying the fresh air. The garden is paved, requiring minimal maintenance, and offers privacy with surrounding fencing.

Hindley is a well-connected area, with local amenities including shops, schools, and public transport options, making it a convenient location for families and professionals alike. The property's location in Wigan provides access to a range of services and recreational facilities.

Entrance Hallway - UPVC double glazed entrance door leads into the hallway.

Lounge (13'4" x 11'8") - UPVC double glazed window, staircase to the first floor, newly carpeted, radiator.

Kitchen/Diner (13'5" x 15'8") - Modern kitchen fitted with a range of wall and base units, cupboards and drawers with contrasting work surfaces, 1 1/2 sink unit with drainer and mixer tap, built in electric eye level oven, electric hob with chimney vent over, combination boiler, plumbed for a washing machine, vented for a tumble dryer, inset spotlights, radiator, UPVC double glazed window and rear door.

Downstairs WC - UPVC double glazed window, hand wash basin set into a vanity unit, WC, chrome heated towel rail.

Landing

Bedroom One (12'8" x 8'2") - UPVC double glazed window, newly carpeted, radiator.

Bedroom Two (7'3" x 11.8") - UPVC double glazed window, newly carpeted, radiator.

Bedroom Three (11'9" x 6') - UPVC double glazed window, fitted bed unit, newly carpeted, radiator.

Bathroom - UPVC double glazed window, panel bath with shower and glass shower screen over, floated handwash basin set into a vanity unit, WC, partially UPVC clad walls, chrome heated towel rail.

Exterior

Front - Garden fronted with brick wall boundaries and gated access.

Rear - Rear yard, flagged and landscaped, gated access.

A single garage is allocated to this property for a rental charge of £35 p.a.

