

FOR SALE

83, Wigan Road, Hindley, WN2 3BL

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



83, Wigan Road, Hindley, WN2 3BL

Immaculately maintained Victorian terrace providing a substantial 1240 SQFT & available for sale

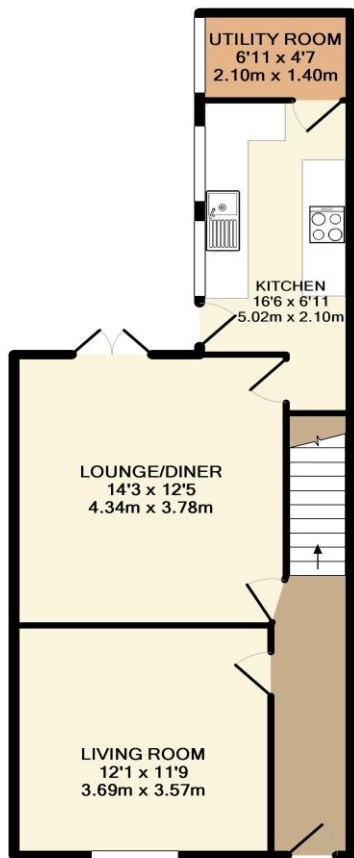


- Stunning bay fronted terrace
- En-suite to master
- Beautifully presented throughout
- South facing garden
- 3 double bedrooms
- Substantial amount of floorspace
- Off road parking / carport to rear
- 1240 SQFT

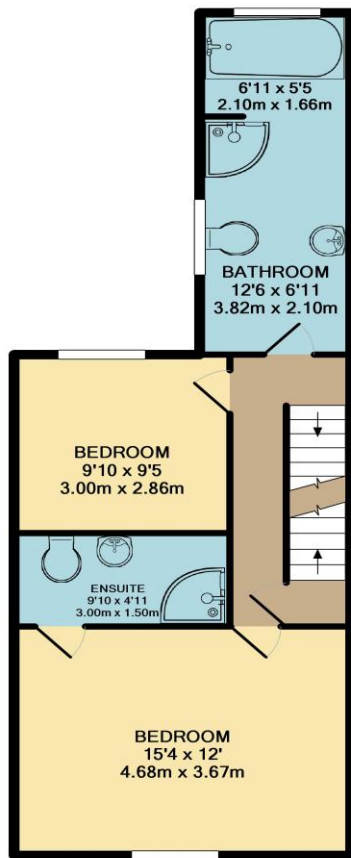
Providing an impressive 1240 square feet of immaculate living space that is set across two floors and enjoys a prominent main road position - this beautiful, modern Victorian property is also offered to the open market with the benefit of no chain delay & early viewings are highly recommended. Benefiting from a large two storey outrigger plus a professional loft conversion, the home as a result, provides as much living space as a modern 4 bed detached home, but at a fraction of the cost. The flowing layout in brief comprises a main hallway, two large reception rooms, a modern fitted kitchen with a utility room. Upstairs, there are two double bedrooms to the first floor with the master bed offering an en-suite, plus a large contemporary bathroom suite, with the third double bedroom in the loft space. Externally the home boasts a southerly ordination to the rear, with the low maintenance garden enjoying lots of privacy. Furthermore, there is off road parking at the rear plus a car port. Early viewings are essential on this beautiful period home.







GROUND FLOOR
APPROX. FLOOR
AREA 528 SQ.FT.
(49.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 528 SQ.FT.
(49.1 SQ.M.)

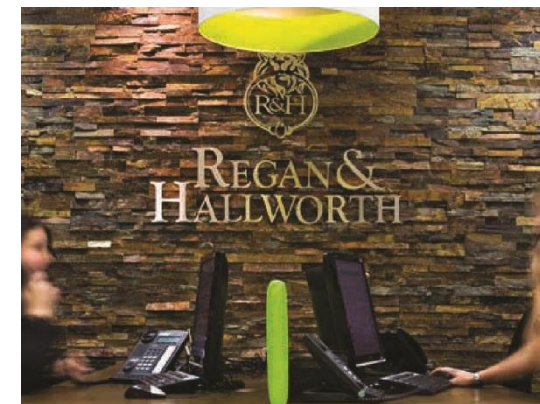


2ND FLOOR
APPROX. FLOOR
AREA 183 SQ.FT.
(17.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 1240 SQ.FT. (115.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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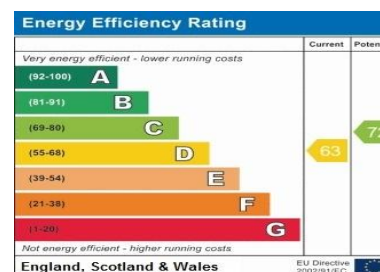
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The Property Ombudsman

LR Finance



We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.