

**FOR SALE**

1, St. Andrews Crescent, Hindley , WN2 3EQ

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996



## 1, St. Andrews Crescent, Hindley , WN2 3EQ

*Outstanding two bed semi-detached true bungalow located in Hindley.*



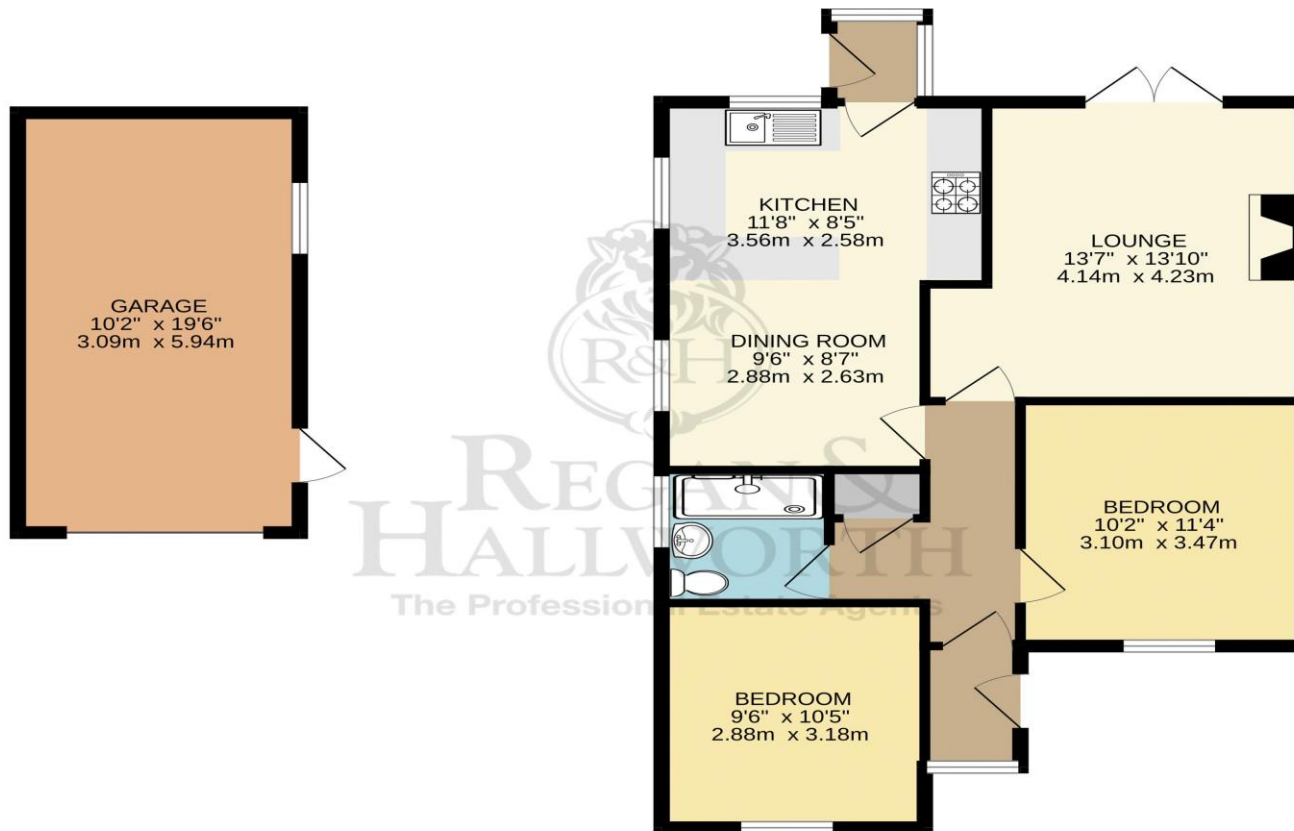
- Superb semi-detached true bungalow
- Open plan kitchen / dining area
- Bathroom with shower
- NO ONWARD CHAIN
- Spacious and versatile accommodation
- Two good sized double bedrooms
- Large gardens / driveway / garage
- 886 SQ. FT.

Now offered for sale with NO ONWARD CHAIN is this deceptively spacious, two bed semi-detached TRUE BUNGALOW located along a popular road in Hindley. St. Andrews Crescent boasts spacious and versatile accommodation along with being sat on a large plot with gardens, driveway and garage. This superb property offers easy access to a range of local amenities, public transport links including train station and is just a short drive to several major motorway networks. In brief the property comprises of entrance hallway, two large double bedrooms located to the front of the property. Modern fitted family bathroom with shower, a large formal lounge / sitting room located to the rear with double doors leading to the rear gardens then a large open plan kitchen / dining area with the kitchen offering a range of wall, base and drawer units along with area for table and chairs. Externally the property has a walled and low maintenance garden to the front with a gated accessed driveway. To the rear there is a large, paved garden with single garage and then an additional garden plot to the rear. Internal inspection is highly recommended to truly appreciate the properties deceptive size; it's fantastic plot and outstanding location.





**GROUND FLOOR**  
886 sq.ft. (82.3 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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.



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