

FOR SALE

266, Leigh Road, Hindley Green, WN2 4XG

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



266, Leigh Road, Hindley Green, WN2 4XG

Recently refurbished two bed mid-terrace home located in Hindley Green



- Recently refurbished mid-terrace home
- Modern open plan living / dining room
- Modern fitted kitchen / breakfast room
- Two large double bedrooms
- Family bathroom / shower over bath
- On street parking / rear yard
- Close to amenities and transport links
- 1033 SQ. FT.

Now available for sale and located along Leigh Road in Hindley Green is this recently refurbished mid-terrace home. The property has been finished to a high standard throughout, offering a spacious, open-plan style living environment ideal for a first-time buyer or a growing family. The property is conveniently situated close to a range of local amenities, schools, and transport links, and is just a short drive from several major motorway networks. Leigh Road offers just over 1,000 square feet of contemporary living space.

In brief, the ground floor comprises an entrance hallway leading into a large open-plan living and dining area. To the rear is a newly fitted kitchen boasting a range of wall, base, and drawer units, along with a cooker and space for a breakfast table; double doors lead directly from the kitchen out onto the rear gardens. Up on the first floor, there is a master double bedroom located to the front of the property, a second centrally located, great-sized double bedroom, and a modern fitted family bathroom situated to the rear, featuring a shower over the bath.

Externally, there is on-street parking to the front. To the rear, you will find a great-sized, secure yard that is not overlooked, providing a private outdoor space. Internal inspection is highly recommended to truly appreciate the property's size, immaculate internal condition, and excellent location.





GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (95.9 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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