BALMER & CO.

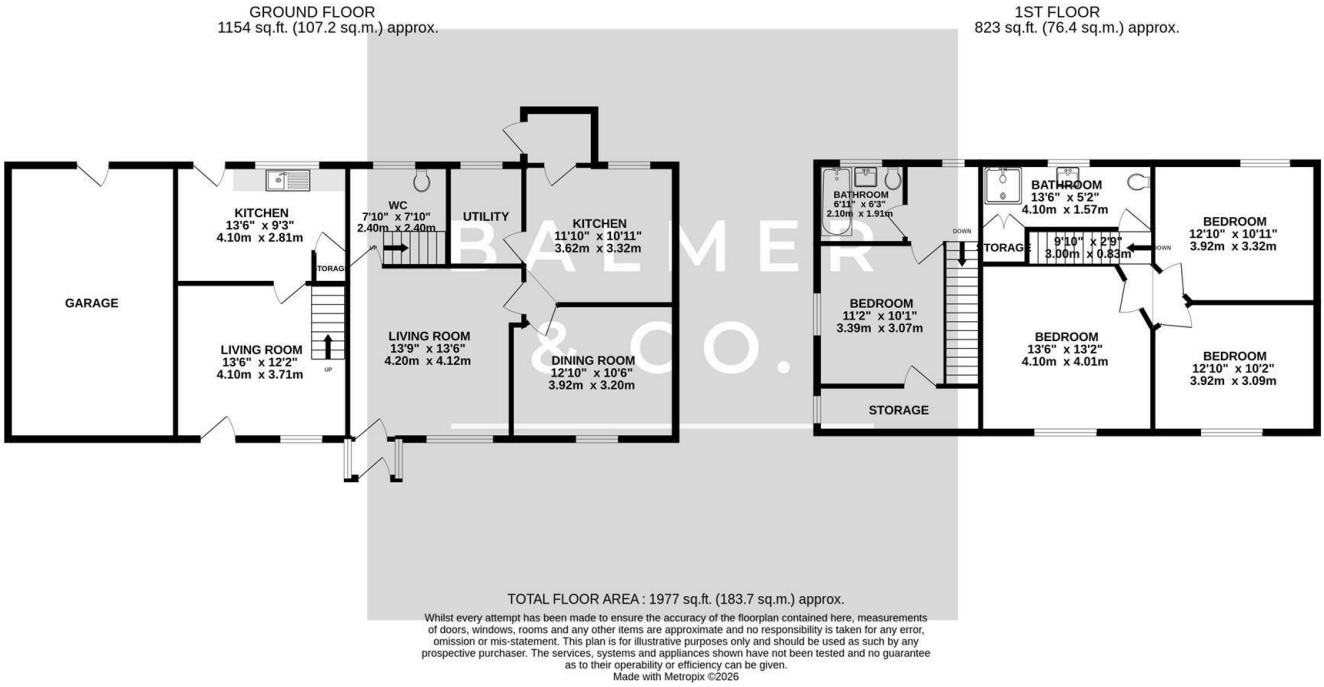
SALES & LETTINGS

Atherton Road, Wigan, WN2 4QD

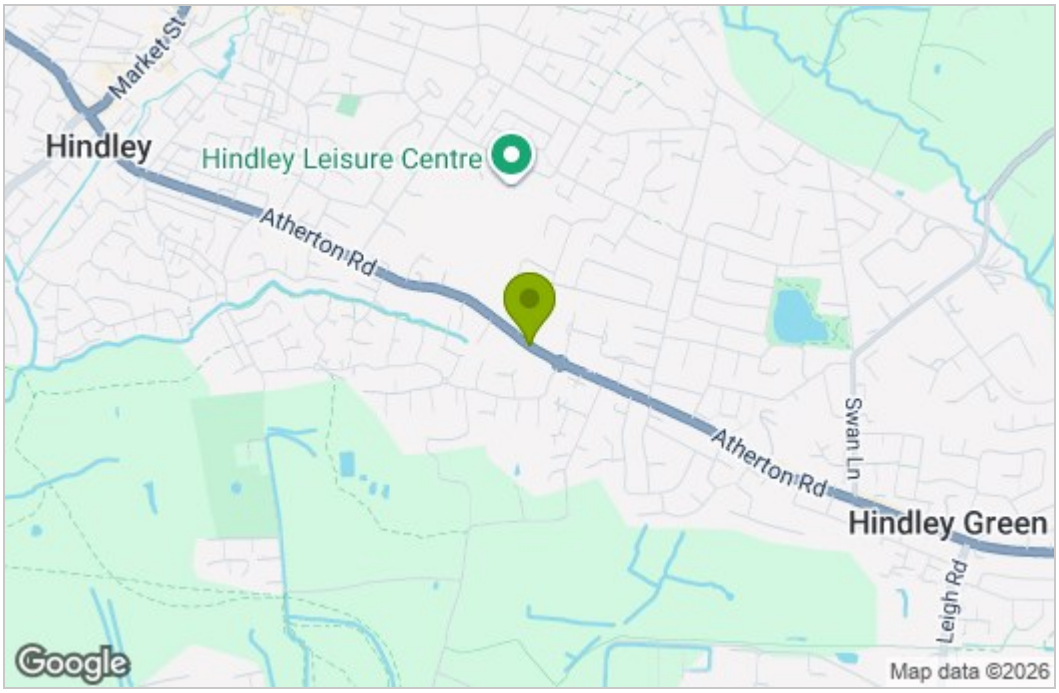
Offers In The Region Of £435,000

BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic three bedroom detached house in Hindley Green. This unique three bedroom property is offered to the market with an attached one bedroom annex offering separate living or alternatively great conversion potential. Comprising in brief of entrance porch, living room, fitted kitchen, utility room, separate dining room, W.C, and a rear porch completing the ground floor. To the first floor there is a large master bedroom, two further well proportioned double bedrooms, with a three piece bathroom. The attaching annex comprises living room, kitchen/dining room, master bedroom, storage room and a three piece bathroom completing the full accommodation on offer. Externally the property occupies a very generous plot with large gardens to the front, rear and side, ample off-road parking and several outbuildings. This property does require modernisation but has fantastic potential to make into an excellent family home. Early viewings highly recommended, all enquiries welcome.

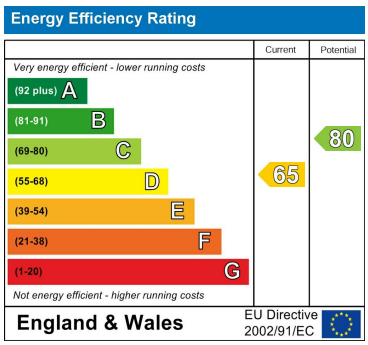
Floor Plan

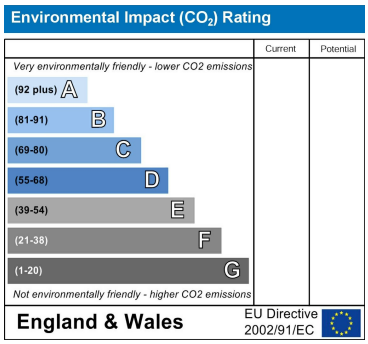


Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

84 Lord Street, Leigh, Greater Manchester, WN7 1BY
Tel: 01942 316061 Email: leigh@balmerandco.co.uk
www.balmerandco.co.uk