

MORGAN H LEWIS



Asking Price £150,000

Castle Hill Road, Wigan WN2 4BH

- *Two Bedroom End Of Terrace
- *Very Well Presented Throughout
- *Modern Kitchen And Dining Room
- *Useful Utility Room And Downstairs WC
- *Lovely Low Maintenance Rear Yard
- *Convenient Hindley Location With Excellent Local Amenities

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Situated on Castle Hill Road in Hindley, this attractive two-bedroom end-of-terrace property offers well-proportioned accommodation, a modern presentation throughout and a particularly appealing low-maintenance rear yard. Ideal for first-time buyers, young couples, downsizers or investors, the property is ready to move straight into and offers a comfortable layout arranged over two floors.

On entering, you are welcomed into a good-sized living room, providing a comfortable and inviting space to relax. The living room flows naturally through to the impressive modern kitchen/dining room, which provides plenty of room for both cooking and dining and is a great space for entertaining family and friends. The ground floor is further complemented by a useful utility room and downstairs WC, adding excellent practicality to the home.

To the first floor are two well-proportioned bedrooms, with the main bedroom offering generous space for a range of bedroom furniture. The second bedroom is also a versatile room that could work equally well as a child's bedroom, guest room or home office. Completing the first floor is a modern family bathroom, finished to complement the contemporary feel of the property.

Externally, the home benefits from a lovely enclosed rear yard, designed with low maintenance in mind. It provides a pleasant outdoor space for sitting out, enjoying a coffee or entertaining during the warmer months. There is also on-street parking available to the front.

The location is another key attraction. Hindley offers a good range of everyday amenities, including local shops, supermarkets, schools, cafés and other services, while nearby Leigh, Wigan and Atherton provide further shopping, leisure and employment opportunities. The area also benefits from convenient transport links, making the property well placed for those commuting by road or public transport. With its combination of modern presentation, practical accommodation and a convenient residential setting, this is a home that deserves to be viewed.

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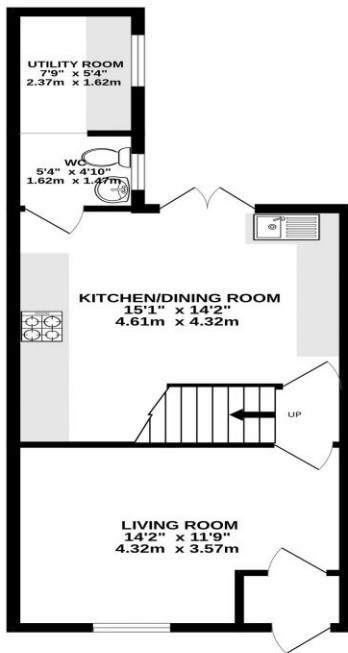


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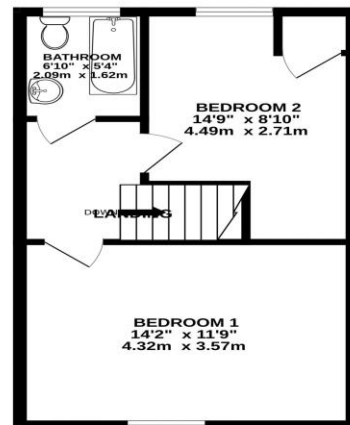


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GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 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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