

**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 three bed mid Victorian terrace located in Hindley.*



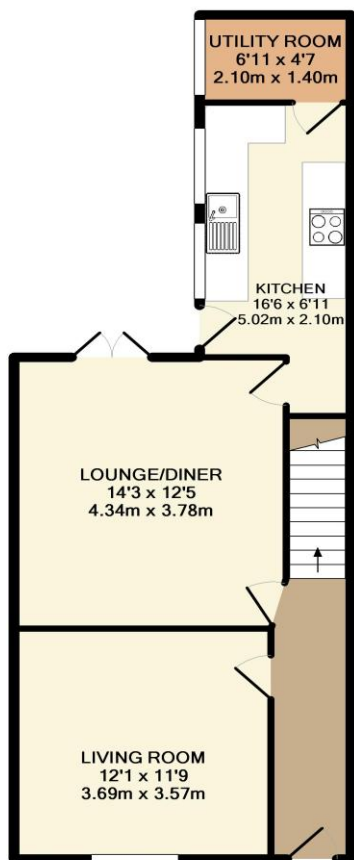
- Stunning bay fronted terrace
- En-suite to master
- Beautifully presented throughout
- South facing garden
- 3 double bedrooms
- Substantial amount of floorspace
- Off road parking
- 1240 SQFT

Now available for sale and offered with no onward chain is this impressive, garden fronted mid-terrace home. Wigan Road is located in the ever-popular area of Hindley close to schools, amenities, public transport links including train station and several major motorway networks. This extended property boasts deceptively spacious accommodation set over three floors which in brief comprises entrance hallway, large formal lounge / sitting room located to the front, spacious formal dining room located to the rear and a modern and well-equipped fitted kitchen with utility room. Up on the first floor there is a double master bedroom located to the front of the property with ensuite shower room, second good sized bedroom to the rear and then a modern four piece family bathroom comprising bath, wc, sink unit and separate shower unit. Stairs from the landing lead up to the converted attic where a large third bedroom is located. Externally the property has a walled and well maintained yard style garden whilst to the rear there is a large, private and enclosed garden. Internal inspection is highly recommended to truly appreciate the property's deceptive size, it's great finish and superb location.

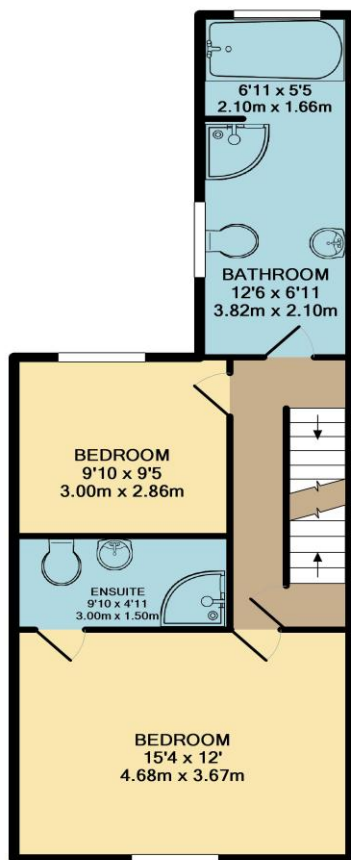




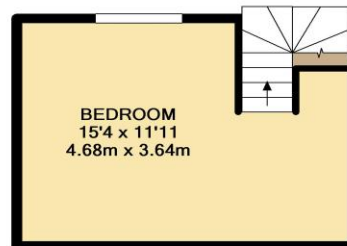




GROUND FLOOR  
APPROX. FLOOR  
AREA 528 SQ.FT.  
(49.1 SQ.M.)



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

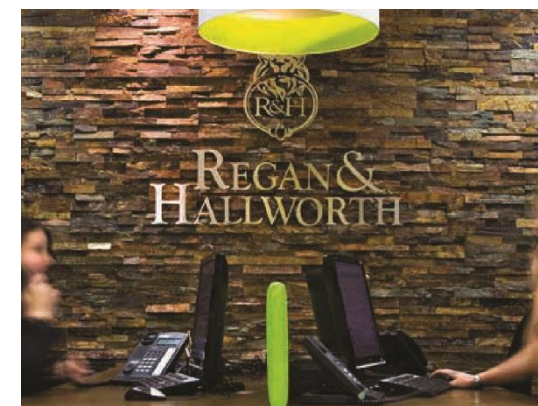


2ND FLOOR  
APPROX. FLOOR  
AREA 183 SQ.FT.  
(17.0 SQ.M.)



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  
Made with Metropix ©2017



### WIGAN OFFICE

4-6 Library Street, Wigan  
Lancashire WN1 1NN  
01942 205555  
wigan@reganandhallworth.com

### STANDISH OFFICE

8 High Street, Standish  
Wigan WN6 0HL  
01257 473727  
standish@reganandhallworth.com

### PARBOLD OFFICE

5-7 Station Road, Parbold Village  
Lancashire WN8 7NU  
01257 464644  
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

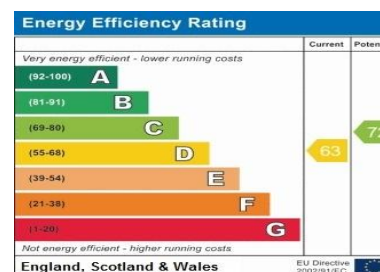
[www.reganandhallworth.com](http://www.reganandhallworth.com)

rightmove

onTheMarket.com

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.