

# MORGAN H LEWIS



Asking Price £200,000

**Windermere Road, Wigan WN2 3QF**

- \*Three Bedroom End Of Terrace
- \*No Onward Chain
- \*Modern High Gloss Kitchen
- \*Spacious Living/Dining Room
- \*Generous Rear Garden
- \*Driveway & Detached Garage
- \*Solar Panels

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Available with NO ONWARD CHAIN. Situated on Windermere Road in Hindley, this well-presented three-bedroom end-of-terrace home offers a fantastic combination of generous living accommodation, modern touches and excellent outdoor space. The property is ideally positioned for access to local amenities, schools, transport links and the wider surrounding area, while retaining a pleasant residential setting.

Upon entering, the welcoming hallway provides access to the principal living accommodation and stairs leading to the first floor. The spacious living/dining room offers a versatile environment for both relaxing and entertaining, with plenty of room for a range of furniture arrangements.

To the rear of the ground floor is the impressive kitchen/breakfast room, featuring contemporary high-gloss units, integrated appliances and generous preparation space. There is also designated space for an American-style fridge freezer, adding to the practicality of this well-equipped kitchen. The neutral decor throughout creates a bright, clean and adaptable backdrop for the new owner.

Upstairs, the property provides three well-proportioned bedrooms, making the home ideal for families, couples requiring additional space or buyers looking for a dedicated home office/guest room. The accommodation is completed by a shower room and landing.

Outside, the property really comes into its own. Being end of terrace, it benefits from additional external space, with a front garden/patio area and a private driveway providing off-road parking. To the rear is a large garden, offering plenty of room for children to play, outdoor dining, entertaining or simply enjoying the warmer months. This property also benefits from the added bonus of solar panels.

A particularly useful feature is the detached garage, providing excellent additional storage and potential for a variety of uses. The garage roof was replaced last year, providing a further benefit for the new owner.

The location is well placed for everyday convenience. Local schools are within easy reach, including Hindley All Saints' Church of England Primary School and Outwood Academy Hindley, while local shops and everyday amenities can be found nearby. Hindley railway station is also approximately 0.8 miles away, providing rail connections for commuters and those travelling further afield.

In summary, this is a spacious and well-presented three-bedroom end-of-terrace home offering modern kitchen facilities, neutral decor, excellent parking, a large rear garden and detached garage; all in a convenient Hindley location. An excellent opportunity for buyers looking for a home that offers both practical living space and generous outdoor accommodation.

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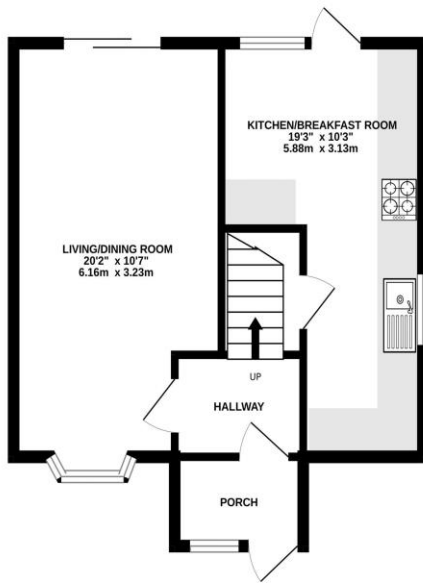


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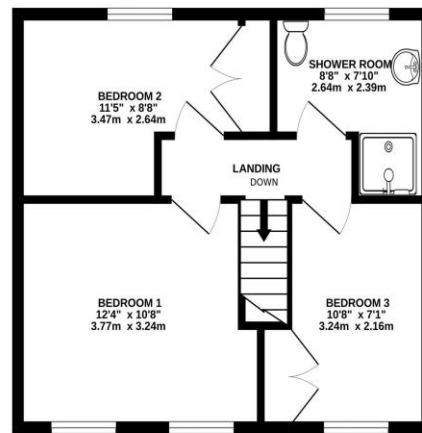


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GROUND FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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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