

18, Fairman Drive, Hindley , WN2 2RT



## 18, Fairman Drive, Hindley , WN2 2RT

*Immaculately presented semi-detached home in a highly prized quiet little cul-de-sac*

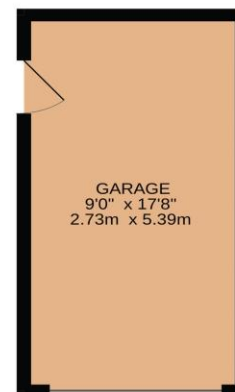
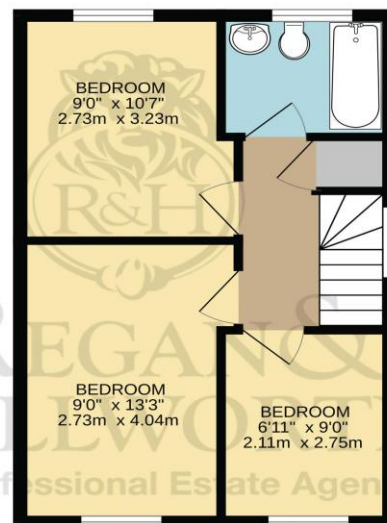
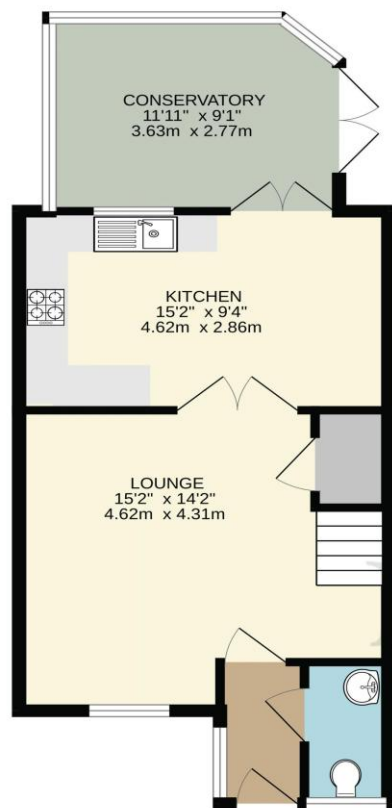


- Stunning modern semi-detached
- Impeccably presented throughout
- Newly landscaped rear garden
- Quiet, residential cul-de-sac
- 3 bedrooms / 1 reception room
- Driveway & detached garage
- Sunny, westerly rear aspect
- 1013 SQFT

Offering excellent presentation throughout & totalling a generous 1013 square feet of much improved living space - this impressive 3 bed semi-detached home not only represents fantastic value for money, it is positioned on one of the area's most highly prized estates. Fairman Drive is a hugely sought after, modern cul-de-sac located just off Ladies Lane in Hindley. Conveniently positioned on the north westerly side of Hindley, next to Aspull - this spot is always popular with buyers as Hindley Train station is a mere 500 metre walk away, whilst the M61 motorway is just 3.6 miles in the car. Furthermore, the town centre's shops and amenities are a short walk away. This particular home is positioned in a really good spot on the close & has benefitted from numerous recent enhancements throughout such as newly laid floorings, a smart new bathroom suite, general decoration plus a stunning, landscaped rear garden too. The result is a superb property that in brief comprises; an entrance porch with newly upgraded wc / cloaks, spacious principal lounge with quality Herringbone LVT flooring, a modern open plan fitted kitchen diner with access into a lovely rear conservatory. Upstairs there are three bedrooms and a sleek, newly installed family bathroom suite. Externally, the rear enclosed garden is notably private and has been stunningly landscaped & comprises an Indian Stone patio area with quality synthetic lawn & new fencing, making it perfect for entertaining or for families to enjoy. The rear also faces west & therefore benefits from lots of afternoon sun. To the front is a driveway with off road parking & access to the detached garage. Early viewings are highly recommended on this stunning family home.







TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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.  
Made with Metropix ©2025



### WIGAN OFFICE

10-12 Library Street,  
Wigan, WN1 1NN  
01942 205555

wigan@reganandhallworth.com

### STANDISH OFFICE

8 High Street,  
Standish, WN6 OHL  
01257 473727  
standish@reganandhallworth.com

### PARBOLD OFFICE

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



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.



@reganhallworth



Regan & Hallworth



@reganandhallworth



@reganhallworth

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