

45, Chapel Green Road, Hindley Green, WN2 3LN



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Recently refurbished two bed mid-terrace home in Hindley Green



- Recently refurbished mid-terrace home
- Open plan modern fitted kitchen
- Modern family bathroom and cloak wc
- Close to schools and amenities
- Large lounge / sitting room
- Two good sized bedrooms
- Rear yard and on street parking
- 716 SQ. FT.

Now available for sale and located in the ever-popular area of Hindley Green is this impressive and recently refurbished mid-terrace home. Chapel Green Road would make an excellent first-time buyer home given its turn-key condition or potentially a great investment property. The property offers easy access to a range of local amenities, schools, public transport links, and is just a short drive to the motorway network and Hindley train station.

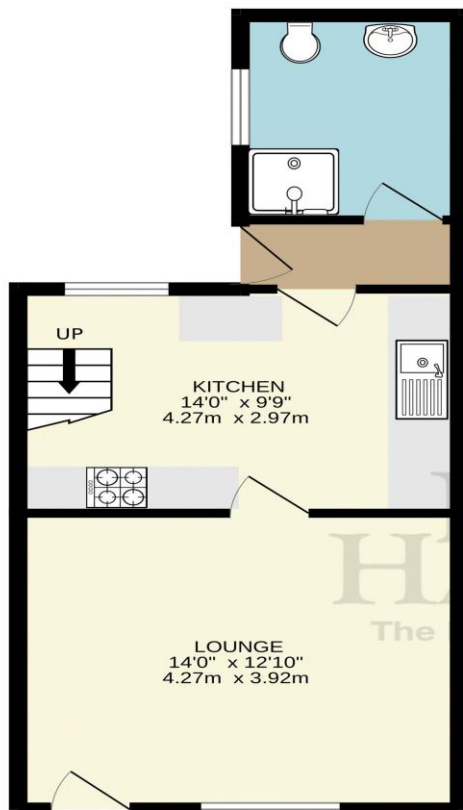
Internally, the impressive accommodation comprises a large formal lounge/sitting room located to the front, a newly fitted kitchen/breakfast room to the rear with the kitchen offering a range of wall, base, and drawer units along with appliances. Off the kitchen is an inner hallway which gives access to a modern fitted family bathroom with shower unit. Up on the first floor, there is a large double bedroom located to the front, a smaller double bedroom located to the rear, and then a separate cloakroom/WC.

Externally, there is on-street parking to the front with a private yard to the rear. Viewings are highly recommended to fully appreciate the property's finish and great location.

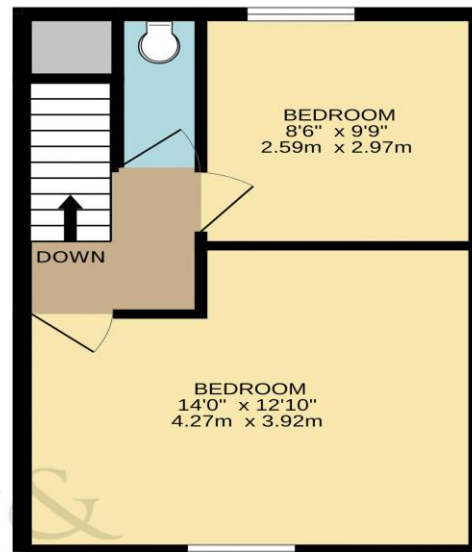




GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



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TOTAL FLOOR AREA : 716 sq.ft. (66.5 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 terms 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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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.



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