



Meadowfields , Hindley Green, Wigan



2



1



1

£700 PCM

- Apartment
- 2nd Floor
- Unfurnished
- Deposit £807
- Allocated Parking
- Council Tax Band B
- Holding Deposit £161
- EPC rating C



This 2-bedroom flat is available ****to let**** in the Hindley Green area of Wigan and is presented in good condition. The property comprises one reception room, a kitchen and a bathroom, offering a practical layout suitable for a range of tenants.

Hindley Green benefits from a range of local amenities including convenience stores, takeaways and independent shops, with further facilities available in nearby Hindley and Wigan town centre. Wigan offers a wider selection of retail, leisure and dining options, including The Galleries and Grand Arcade shopping centres.

For outdoor space, residents have access to several local green areas and parks in the wider Wigan borough, providing opportunities for walking and recreation. The area is also well placed for access to local schools and community facilities.

Public transport links are available from Hindley railway station, approximately a short drive

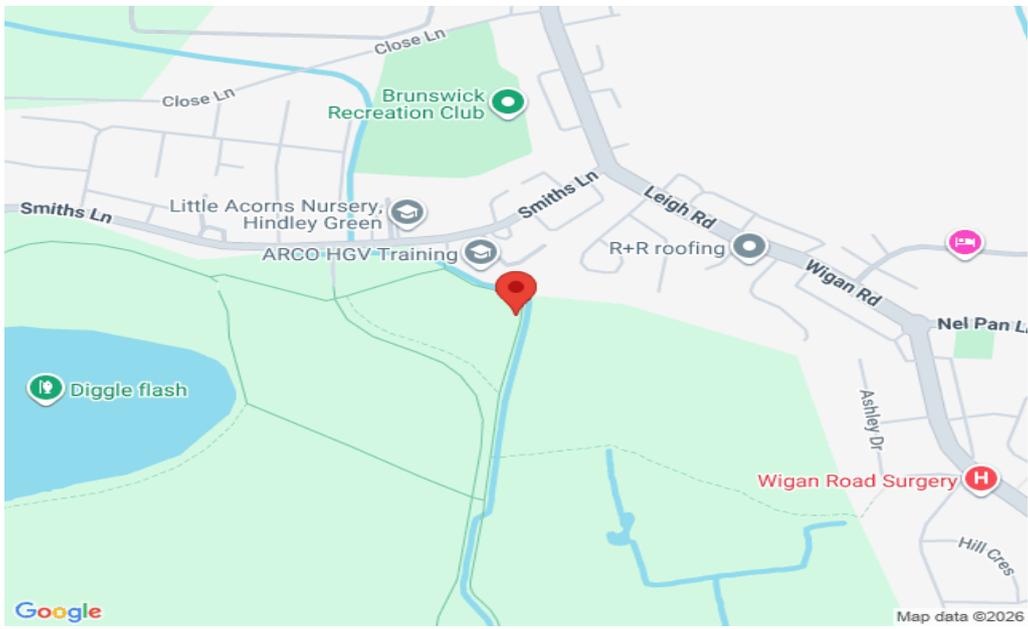


away, with regular services to Wigan Wallgate, Manchester Victoria and other destinations. Journeys to Wigan typically take around 10 minutes, and to Manchester approximately 35–40 minutes, making this a viable option for commuters. Bus services also operate through Hindley Green, connecting to Wigan and surrounding districts.

Road links are convenient, with access to the A577 and routes towards Wigan, Leigh and the wider Greater Manchester area. The property's EPC rating of C indicates a relatively efficient standard of energy performance, which can help with managing running costs.

For information on broadband or mobile coverage in the area, please visit checker.ofcom.org.uk. Should you require EV charging, we advise that you get clarification as to whether the property can support an EV charger. To know if there is a risk of flood at this property, please visit gov.uk/check-long-term-flood-risk.

We have taken every care to ensure that the particulars listed are accurate; however, this cannot be guaranteed. Therefore, we advise that prior to a viewing, any potential tenants or buyers carry out research on the property and let us know if you have any queries we can help with.



01942 321 305
wigan@northwooduk.com