

45, Ladies Lane, Hindley , WN2 2QA



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*Recently refurbished two bed mid terrace property located in Hindley.*



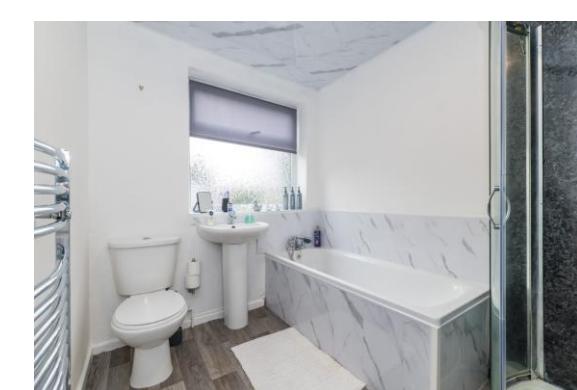
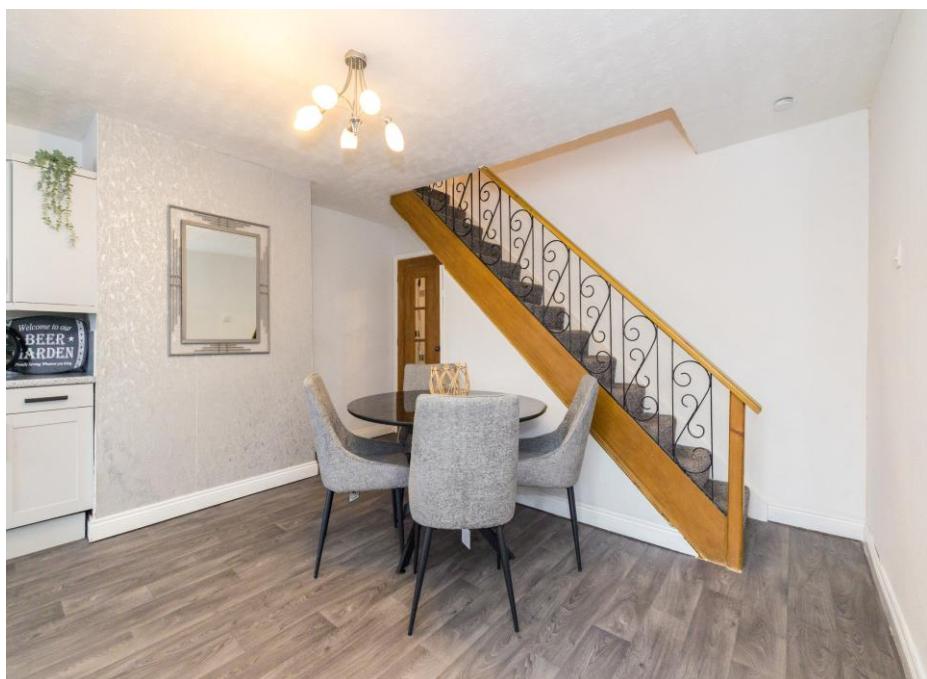
- Recently refurbished mid terrace home
- Great sized reception rooms
- Open plan kitchen / dining room hen
- Two good sized double bedrooms
- Modern family bathroom with shower
- Good sized enclosed rear garden
- SOLD WITH NO ONWARD CHAIN
- 865 SQ. FT.

Now available for sale and offered with NO ONWARD CHAIN is this modern and extended two bed mid-terrace home. Ladies Lane has been finished to an excellent standard throughout making this an ideal home for the first time buyer or an excellent investment opportunity. The property is situated in the ever popular village of Hindley offering a wide range of amenities along with train station, bus routes, schools and is just a short drive to several major motorway networks. Ladies Lane has recently been modernised including a modern and well-equipped fitted kitchen and a four piece family bathroom.

Internally the property offers spacious accommodation set over two floors and in brief comprise a formal family lounge / sitting room which is located to the front of the property and to the rear there is a large open plan dining room which then opens through to a modern fitted kitchen offering a range of wall, base and drawer units. On the first floor the master double bedroom is set to the front of the property with a second double bedroom and four-piece family bathroom comprising of shower unit, bath, wc and sink unit to the rear.

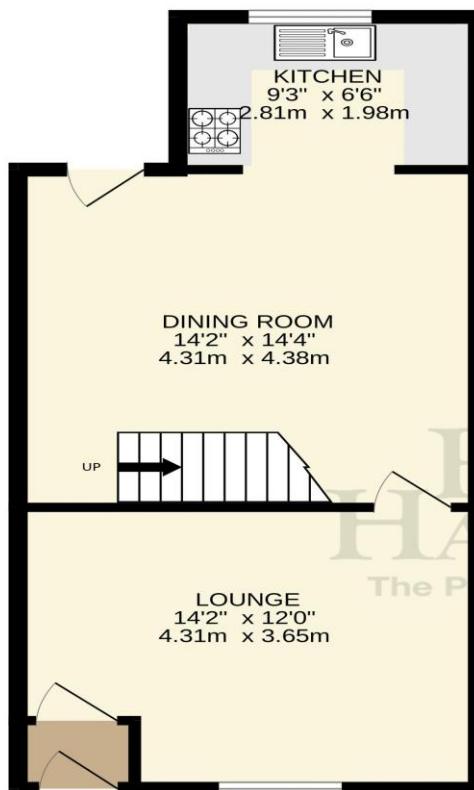
Externally there is a great sized enclosed rear yard. Internal inspection is highly recommended to truly appreciate the properties deceptive size, its internal finish and its amazing location.





**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

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



1ST FLOOR  
432 sq.ft. (40.2 sq.m.) approx.

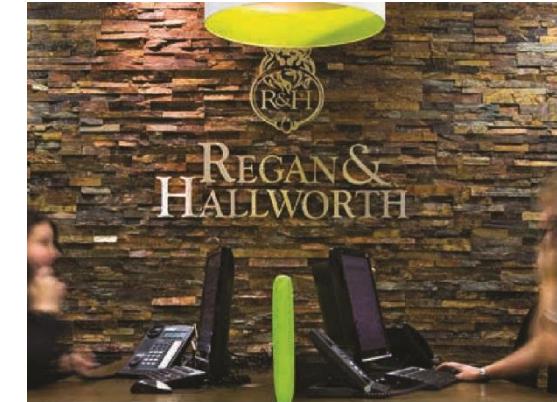


We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee 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.



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TOTAL FLOOR AREA : 865 sq.ft. (80.3 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. 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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