

FOR SALE

36, Atherton Road, Hindley, WN2 3EU

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Stunning, bay fronted Victorian home brimming with elegant period detail.

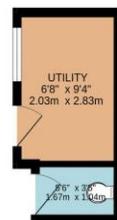
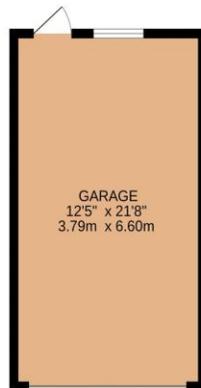
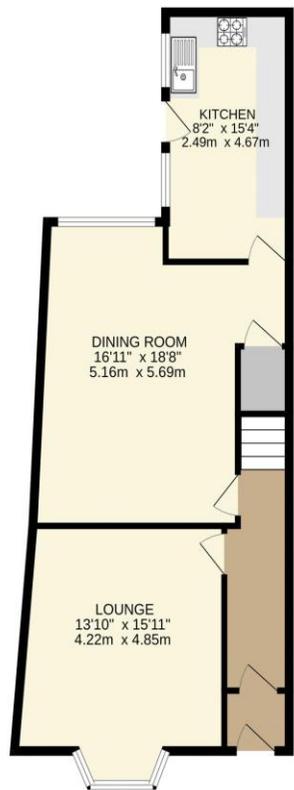


- Beautiful bay fronted Victorian home
- Brimming with elegant period detail
- Ideal starter home
- Detached garage to rear
- 3 bedrooms / 2 reception rooms
- Generous amount of floorspace
- Sunny south-westerly aspect
- 1647 SQFT

Enviably positioned along the popular Atherton Road in Hindley & resting a stone's throw into the town centre & its various amenities, shops, excellent schools & nurseries plus a train station - this superb Victorian home boasts an impressive 1647 square feet of stunningly presented living space that has been sympathetically modernised to the highest of standards throughout. The home enjoys notable kerb appeal via its striking bay-fronted design & brimming with character internally, with many original features that have been perfect balanced with a quality, contemporary finish throughout making it ideal for a range of clients, from first time buyers getting onto the property ladder, to any growing families looking for a home with lots of space, or even anyone downsizing their mortgage but wishing to retain a certain amount of SQFT. In brief this beautiful property comprises; an entrance hallway with lovely tiled floor, a stunning front lounge with large bay window & feature fireplace. There is a large second reception room plus a modern fitted kitchen to the rear. Beyond this is a useful utility room with wc / cloaks. There are three generous bedrooms upstairs, with the master benefiting from a stylish en-suite shower & quality built in furniture, plus there is a contemporary principal bathroom suite & separate wc. Externally there are low maintenance front and rear gardens, with the rear benefiting from a sunny, south-westerly aspect. There is also a detached brick garden store and a detached garage for off road parking. Early viewings are highly recommended on this beautiful & unique period home.



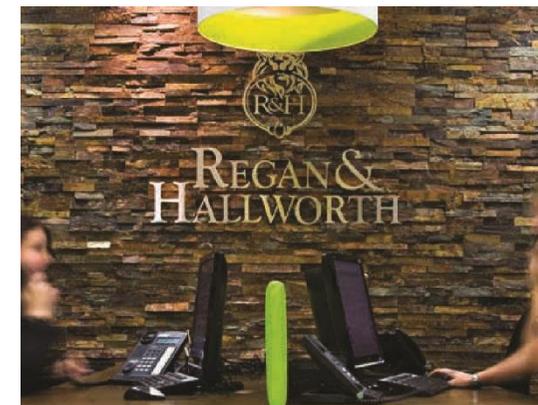




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TOTAL FLOOR AREA : 1647 sq.ft. (153.0 sq.m.) approx.

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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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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