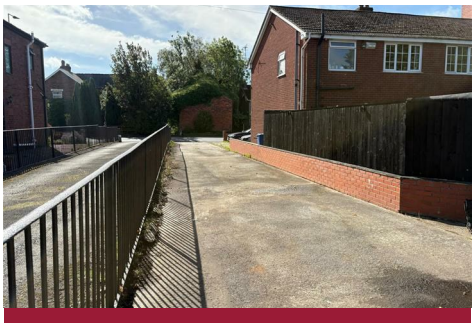
CASA SALES & LETTINGS









337 Atherton Road, Wigan, WN2 3XD

£184,995

CASA SALES AND LETTINGS are delighted to bring this three bedroom semi-detached property to the market FOR SALE. Situated on Atherton Road in Hindley, this property is ideally positioned close to Hindley town centre and a wide range of local amenities, shops, schools and transport links. The property is also just a short drive from Hindley Train Station, providing convenient rail connections for commuters. The property would make an ideal family home, investment or first time buy and offers excellent potential for those looking to modernise a property.

The property offers spacious accommodation throughout and briefly comprises an entrance hallway, generous lounge with French doors leading into a separate dining room, and a fitted kitchen with access to the rear garden.

To the first floor are three bedrooms, all which benefit from fitted wardrobes and storage, along with a three piece family bathroom suite.

Externally, the property benefits from a large and private rear garden, providing a great outdoor space. There is also a garage to the rear for storage and parking and this is accessed via the shared driveway with 337a (attached property) or from the rear.

Entrance/Hall 5'10" x 4'10" (1.79 x 1.48)
UPVC double glazed door to front, carpet, ceiling light, meter cupboard, radiator

Lounge 14'1" x 14'9" (4.30 x 4.50)
UPVC double glazed window to front elevation, carpet, coving, ceiling light, radiator, electric fire, TV point, French doors to dining room

Dining Room 9'11" x 8'10" (3.03 x 2.71)
Carpet, radiator, ceiling light, UPVC double glazed window to rear

Kitchen 8'0" x 9'11" (2.45 x 3.03)
Modern fitted kitchen, tiled floor, part tiled walls, UPVC double glazed window to rear, electric hob, extractor hood, electric oven, UPVC double glazed door and window to side. Integrated fridge with freezer.

Landing
Carpet, loft access, UPVC double glazed window to side

Bedroom 1 14'9" x 10'0" (4.50 x 3.07)
UPVC double glazed window to front, carpet, range of fitted drawers, fitted wardrobes and dressing table area, ceiling light,, TV point

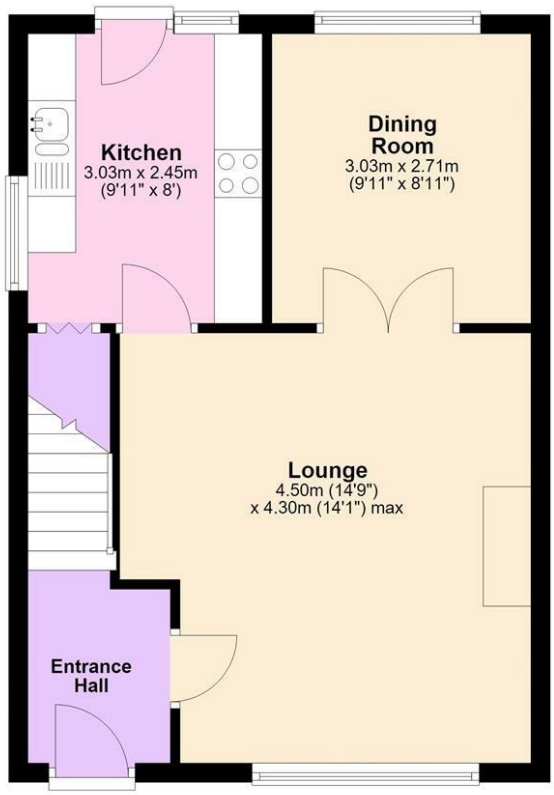
Bedroom 2 9'11" x 10'0" (3.03 x 3.07)
Fitted wardrobes, carpet, UPVC double glazed window to rear, radiator, ceiling light

Bedroom 3 6'9" x 6'10" (2.08 x 2.09)
UPVC double glazed window to front, carpet, fitted cupboards, radiator

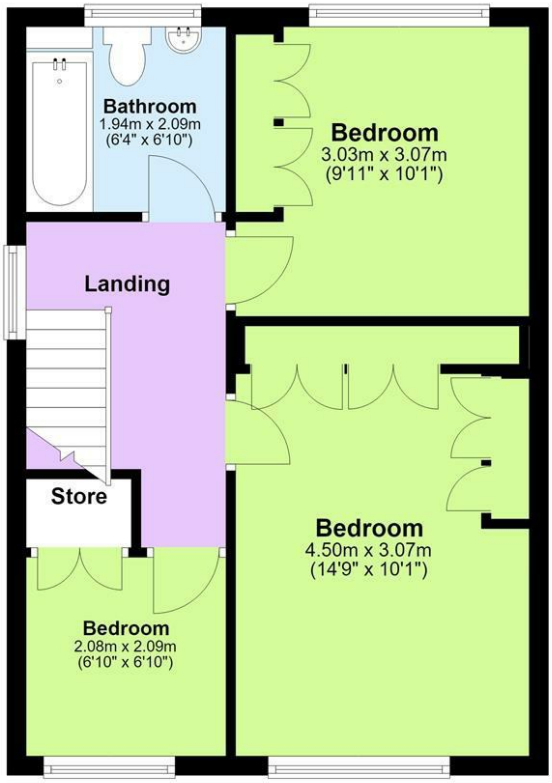
Bathroom 6'4" x 6'10" (1.94 x 2.09)
3 piece bathroom suite with shower over bath, W/C, sink, radiator, carpet, tiled walls, ceiling light, extractor fan, UPVC double glazed window to rear

Floor Plan

Ground Floor

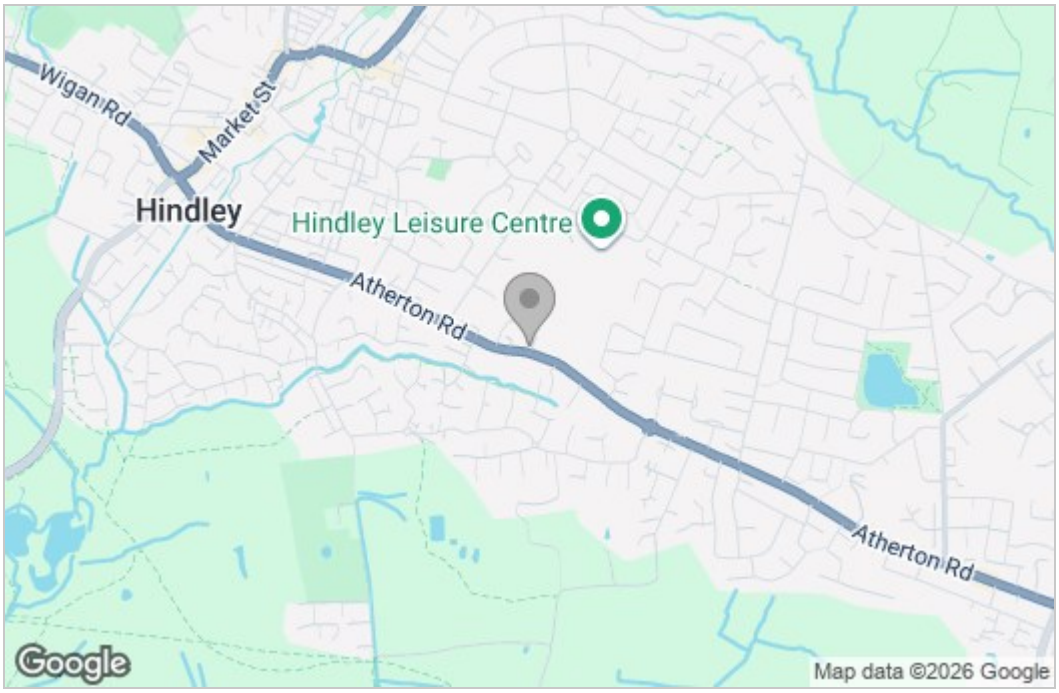


First Floor

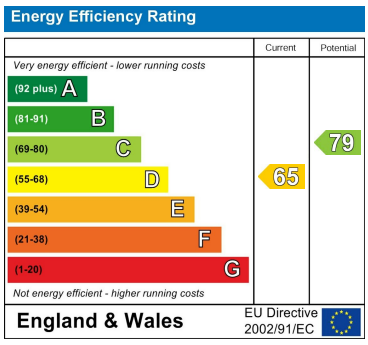


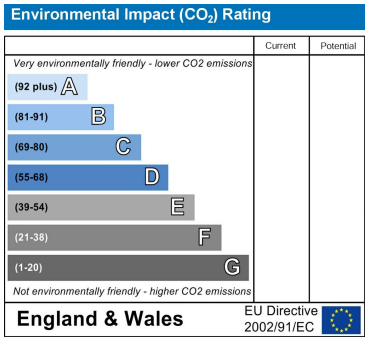
Total area: approx. 80.3 sq. metres (864.0 sq. feet)

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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