

## Atherton Road (B), Hindley Green

Situated in Hindley Green and close to Hindley Train Station and all major transport links we are delighted to offer a modern four bed detached house,

**Asking Price £350,000**

# 811 Atherton Road (B)

## Hindley Green, WN2 4SA



In further the accommodation comprises:-

### GROUND FLOOR:

#### ENTRANCE HALLWAY:

#### LOUNGE

22'3 (max) x 11'9 (max) (6.71m'0.91m (max) x 3.35m'2.74m (max) )

Feature fire and surround. Radiator. TV point.

#### KITCHEN/DINING ROOM

22'3 (max) x 8'9 (max) (6.71m'0.91m (max) x 2.44m'2.74m (max) )

Fully fitted kitchen with wall cupboards and base units. Inset sink with mixer tap. Plumbing for washing machine. Built in oven. Hob. Extractor. Radiator. Door to rear.

#### CONSERVATORY

11'1 (max) x 9'9 (max) (3.35m'0.30m (max) x 2.74m'2.74m (max) )

French doors to rear of property.

#### WC/CLOAKROOM

Low level WC. Vanity built in wash basin with storage. Radiator

### FIRST FLOOR:

#### BEDROOM

11'9 (max) x 10'0 (max) (3.35m'2.74m (max) x 3.05m'0.00m (max) )

11'9 (max) x 10'0 (max) Fitted wardrobes. Radiator.

#### BEDROOM

10'9 (max) x 9'9 (max) (3.05m'2.74m (max) x 2.74m'2.74m (max) )

Fitted wardrobes. Radiator.

#### BEDROOM

11'7 (max) x 8'8 (max) (3.35m'2.13m (max) x 2.44m'2.44m (max) )

Fitted wardrobes. Radiator

#### BEDROOM

8'8 (max) x 8'4 (max) (2.44m'2.44m (max) x 2.44m'1.22m (max) )

Fitted wardrobes. Radiator

#### BATHROOM

8'6 (max) x 6'7 (max) (2.44m'1.83m (max) x 1.83m'2.13m (max) )

Shower cubicle. Bath. Low level WC. Vanity wash basin. Fully tiled walls. Heated towel rail.

#### OUTSIDE

The property is approached by a pathway and is

garden fronted which is mainly laid to lawn. To the rear is a low maintenance attractive garden which is laid with artificial grass with a paved patio area and seating with raised flower beds and established plants

#### TENURE

Freehold

#### COUNCIL AND TAX BAND:

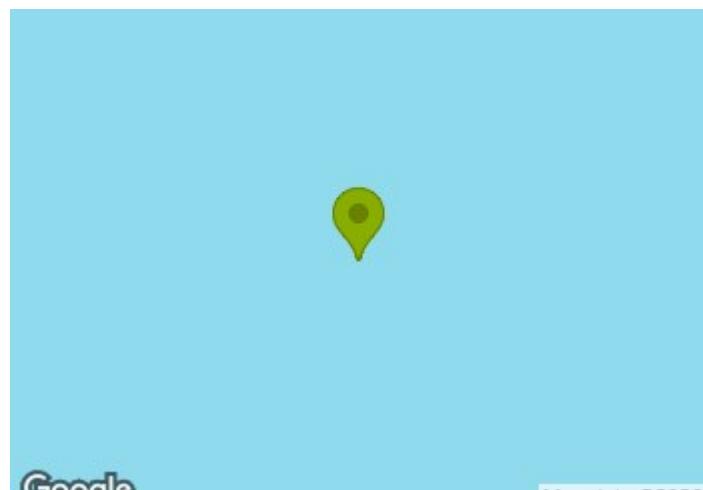
Wigan Borough Council

#### VIEWING

By appointment with the agents as overleaf.

#### PLEASE NOTE

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

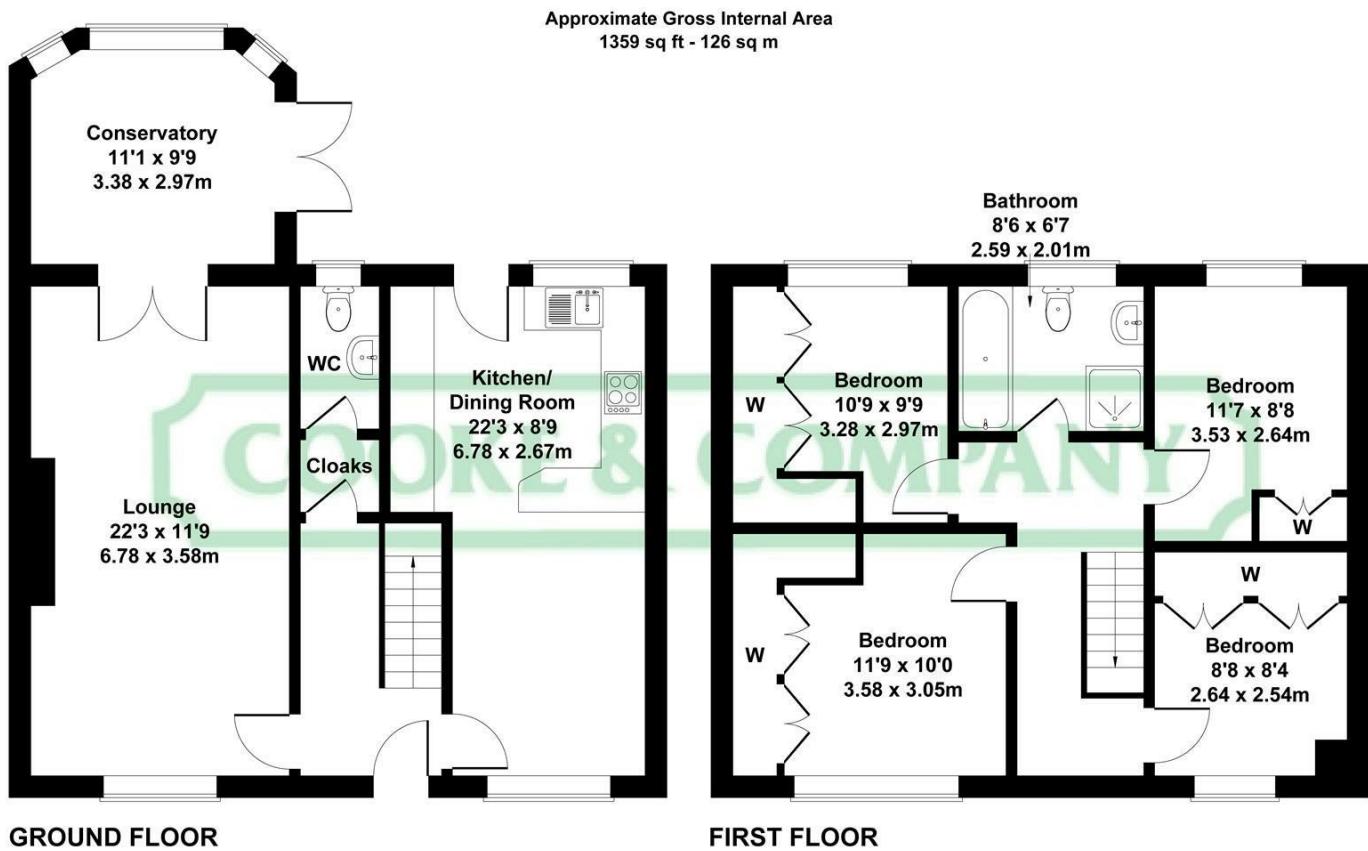


### Directions

WN2 4SA



## Floor Plan



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	