



7 Meadows Close, Hindley, Wigan, WN2 3DX
£240,000

The Property Perspective

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Leasehold - 935 years remaining (£55pa ground rent)

Council tax band - D

GROUND FLOOR

Lounge 13'3" x 10'11" (4.04m x 3.35m)

Carpet flooring with open aspect through to the dining area and shutter blind

Dining area 9'7" x 8'9" (2.94m x 2.68m)

High gloss tile flooring with patio doors leading to the rear garden and shutter blind

Kitchen 7'9" x 9'6" (2.37m x 2.92m)

High gloss tile flooring with a range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood

WC/cloaks

High gloss tile flooring with 2 piece bathroom suite in white and heated towel rail

FIRST FLOOR

Bedroom 9'3" x 10'3" (2.84m x 3.14m)

Carpet flooring with window to the rear elevation, curtains and blind

En-suite

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, heated towel rail and spotlighting

Bedroom 10'7" x 10'3" (3.23m x 3.13m)

Carpet flooring with window to the front elevation, curtains and blind

Bedroom 10'4" x 6'9" (3.16m x 2.08m)

Carpet flooring with window to the front elevation, curtains and blind

Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, heated towel rail and blind

EXTERNAL

Beautifully presented and private rear garden with large driveway, capable of accommodating 2 vehicles. Converted garage, currently being used as a snug/office.