BEN ROSE



Winscar Road, Hindley, Wigan

Offers Over £269,995

Ben Rose Estate Agents are pleased to present to market this fantastic detached family home, situated within a peaceful cul-de-sac in the popular area of Hindley, Wigan. Offering three well-proportioned bedrooms, generous living accommodation and a spacious conservatory, this property would make an excellent choice for first-time buyers, couples and growing families alike. The location is particularly convenient, with Hindley town centre close by, offering a range of everyday amenities including supermarkets, independent shops, cafés, restaurants and well-regarded local schools. For commuters, Hindley train station is within easy reach, providing rail connections towards Wigan and Manchester, whilst regular bus services offer further links to surrounding towns and villages. The nearby M61 also provides convenient access towards Bolton, Manchester and the wider motorway network. The property is additionally well positioned for local leisure facilities, with Hindley Golf Club nearby, alongside a selection of parks and recreational spaces.

Entering the property, you are welcomed into a spacious entrance hall which provides access to the main lounge, staircase to the first floor and a convenient ground floor WC. The lounge itself is a generous reception room, enjoying plenty of natural light and offering an ideal setting for relaxing with family or entertaining guests. From here, you can access the equally well-proportioned kitchen, which is fitted with a range of modern cabinets, ample worktop space and an impressive five-ring Rangemaster gas cooker. A breakfast bar provides a lovely spot for more casual dining, whilst useful understairs storage further enhances the practicality of the space. Continuing through the kitchen, you will find the expansive conservatory, a fantastic additional reception area offering plenty of versatility to suit a variety of needs. Whether utilised as a dining room, second sitting area, home gym or hobby space, this is a wonderful addition to the home's living accommodation. The conservatory further benefits from dual skylights, allowing natural light to flood the room, alongside double doors which open directly onto the rear garden.

Heading upstairs, the landing provides access to three well-proportioned bedrooms, comprising two comfortable doubles and a third bedroom which would make an ideal children's room, nursery or home office if required along with having built in storage. The master bedroom benefits from built-in wardrobes and its own private shower en-suite, whilst the second bedroom is also a comfortable double. Further storage can be accessed from the landing, adding to the home's practicality. Completing the first floor is a well-presented three-piece family bathroom, finished to a good standard.

Externally, the property occupies a pleasant position within a peaceful cul-de-sac and benefits from a paved driveway to the front, providing off-road parking, alongside mature hedging to one side. To the rear, you will find a generously sized garden offering an excellent space for families to enjoy throughout the warmer months. The garden features a further paved seating area, ideal for outdoor furniture and entertaining, alongside a lawned section and an attractive selection of mature flower beds, established bushes and trees, creating a pleasant outdoor setting. An additional parking space to the rear of the property provides further convenience. With its spacious living accommodation, versatile conservatory, three well-sized bedrooms and attractive outdoor space, this lovely home offers an excellent balance of comfort and practicality. Being offered to the market chain free and conveniently located close to Hindley train station and the local golf course, this is a fantastic opportunity to secure a well-positioned home in a popular residential area.





T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW





T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW





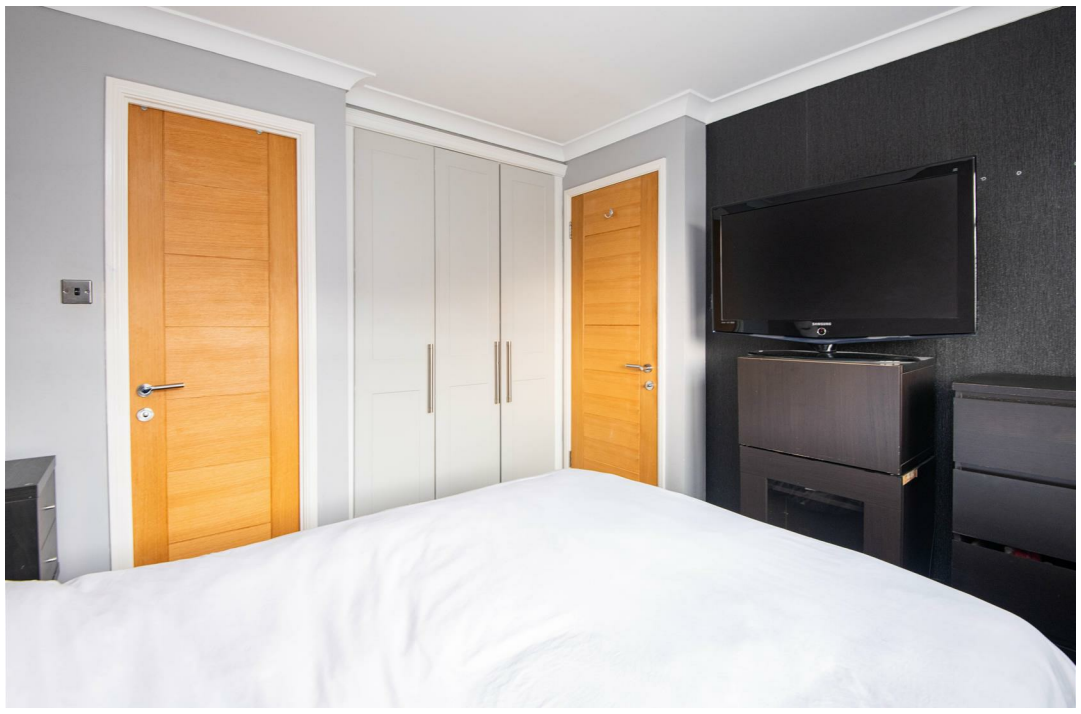

TEENAGE MUTANT NINJA
TURTLES
TURTLES IN TIME
nickelodeon
TEENAGE MUTANT NINJA
TURTLES
KOTO



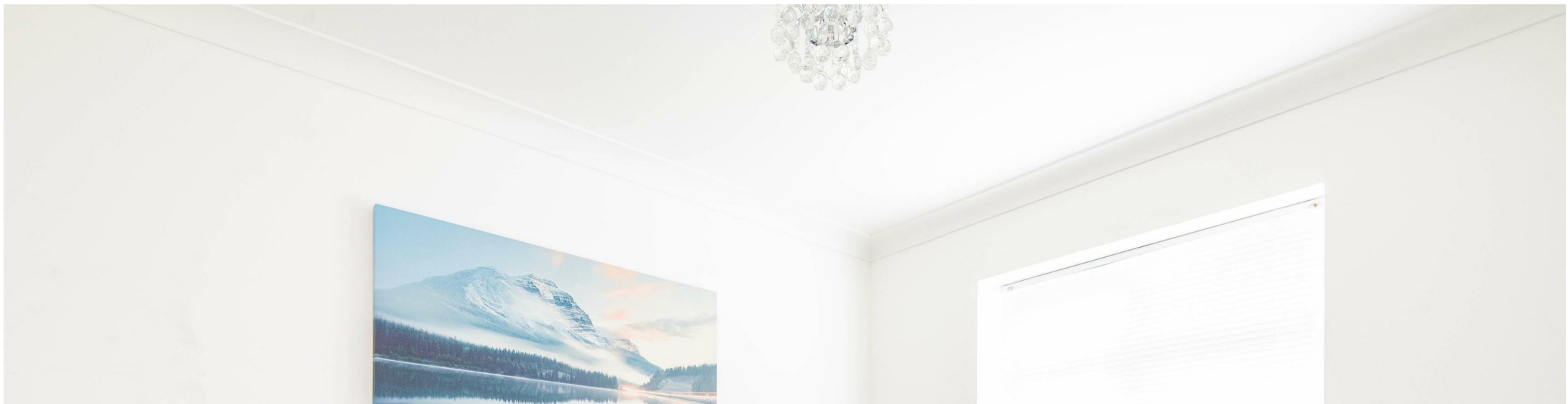




T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW











T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW





T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW





T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW



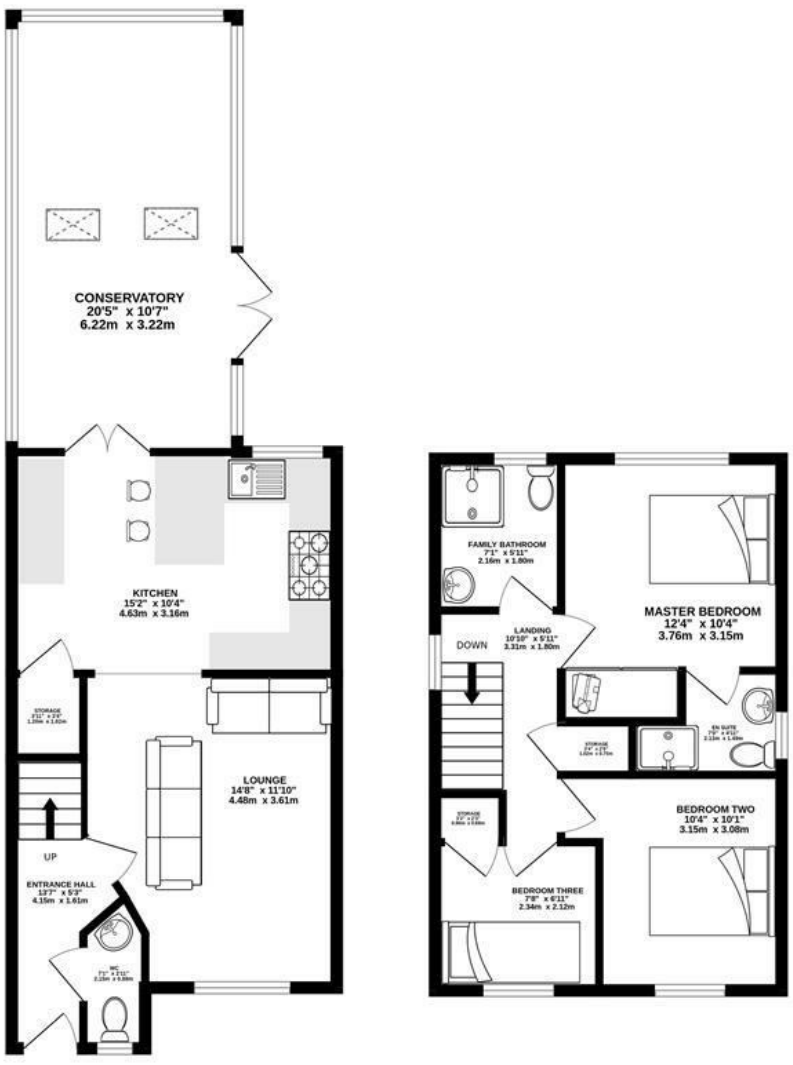



Wigan Council

BEN ROSE

GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.

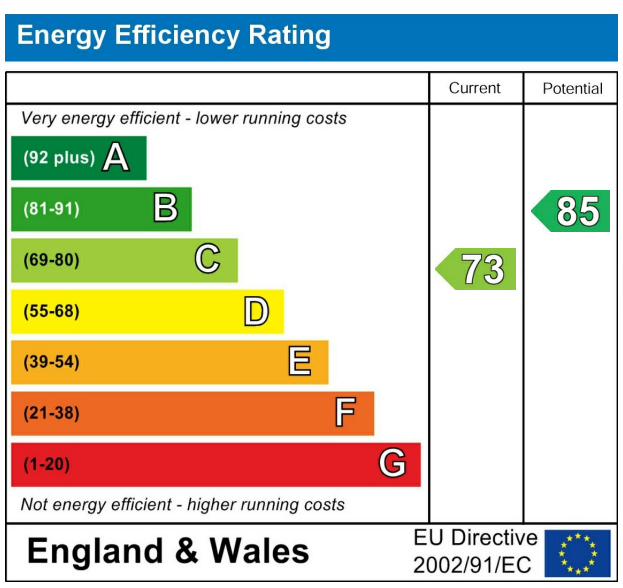
1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.

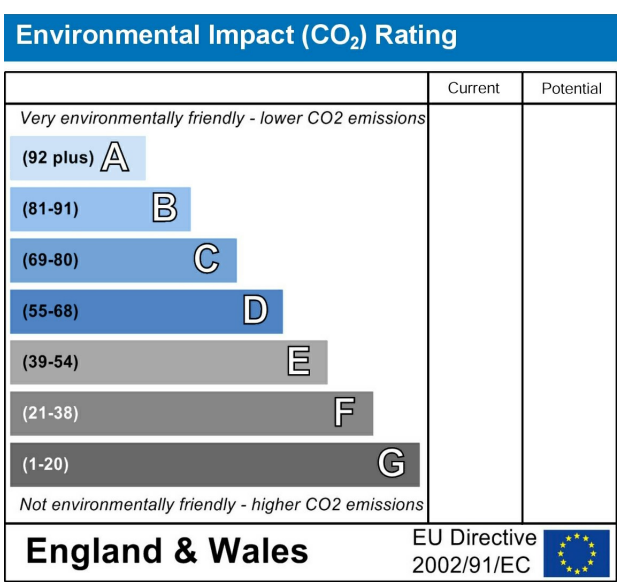


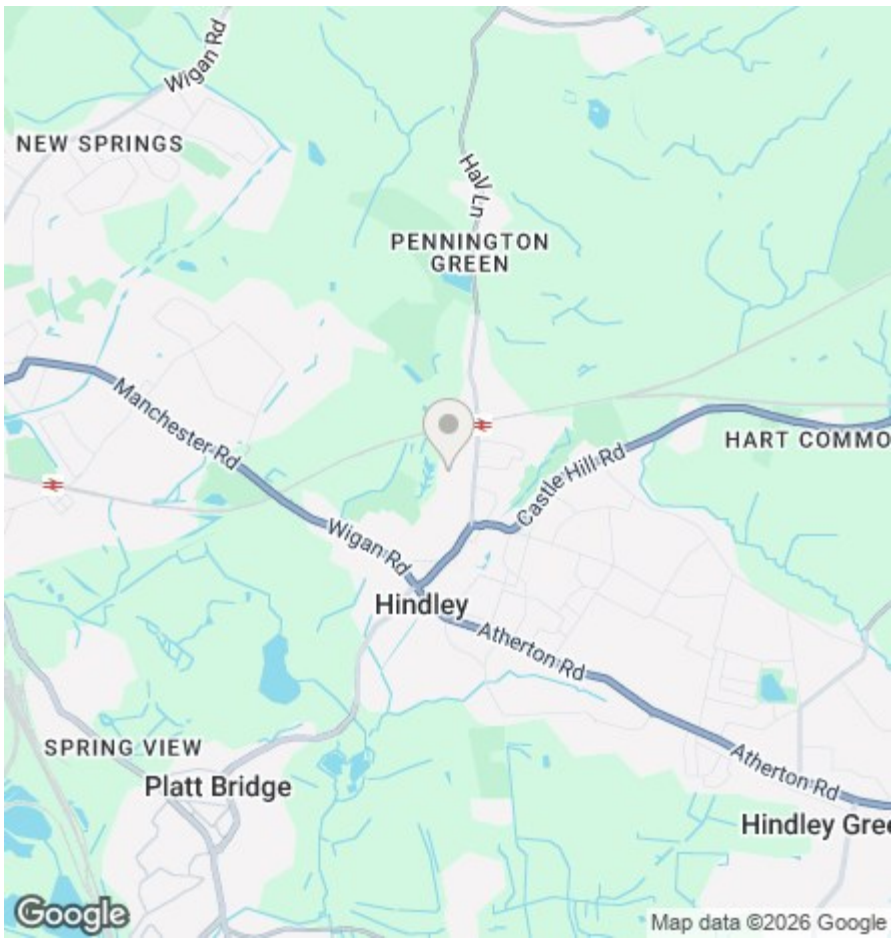
TOTAL FLOOR AREA : 1018 sq.ft. (94.6 sq.m.) approx.

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.
Made with Metropix ©2026

We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW