

14 Hall Lane, Hindley, Wigan, Lancashire, WN2 2SA



**£240,000**

Deceptively spacious and well presented semi detached property situated on a private road. The property offers excellent accommodation with two large reception rooms , kitchen, three generous bedrooms and large bathroom. To the rear there is a utility outside wc and garage along with a courtyard garden and to the front there is a parking area and lawned garden. Sold with no chain and vacant possession. Viewing is essential to appreciate all that is on offer.

- Large Semi Detached
- Two Receptions
- Gardens and Garage
- EPC Rating D
- Set on Private Road
- Three Generous Bedrooms
- No Chain
- Council Tax Band C



Located within easy access of Hindley, Aspull and Wigan along with rail and road access to Manchester Preston and beyond this stylish period semi detached property offers extensive accommodation which has been updated throughout to a high standard. The property comprises Porch, hallway, lounge with fireplace and fire, sitting / dining room and fitted kitchen. On the first floor there are three generous bedrooms, two with fitted wardrobes and a bathroom fitted with a three piece white suite. Outside there are open plan gardens with lawn and timber decking area and off road parking, to the rear there is an enclosed courtyard garden with patio, utility room and outside wc along with a garage accessed via a back street. Viewing is essential to appreciate the size and condition.

### **Porch**

Ceramic tiled flooring, Composite double glazed entrance door, door to:

### **Entrance Hall**

Radiator, dado rail, coving to ceiling, stairs to first floor landing, door to:

### **Lounge 13'4" x 11'10" (4.06m x 3.60m)**

Hardwood double glazed leaded bay window to front, fireplace, radiator, coving to ceiling.

### **Sitting Room 14'5" x 12'10" (4.40m x 3.92m)**

Fireplace, radiator, decorative coving to moulded ceiling, uPVC double glazed french doors to garden, door to:

### **Kitchen 13'6" x 8'8" (4.11m x 2.64m)**

Fitted with a matching range of base and eye level units with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap, space for fridge and freezer, electric point for cooker, two uPVC double glazed windows to side, built-in under-stairs storage cupboard, radiator, vinyl flooring, uPVC double glazed door to rear, door to:

### **Landing**

Door to:

### **Bedroom 1 13'4" x 15'9" (4.06m x 4.79m)**

Two uPVC double glazed windows to front, fitted bedroom suite with a range of wardrobes comprising two built-in double with hanging rails, shelving, overhead storage and drawers, fitted matching bedside cabinets and drawers, radiator, coving to ceiling.

### **Bedroom 2 14'5" x 9'10" (4.39m x 3.00m)**

Fitted bedroom suite with a range of wardrobes comprising built-in double wardrobe(s) with hanging rails, shelving and overhead storage, fitted matching bedside cabinet and drawers, radiator.



### **Bedroom 3 10'8" x 9'0" (3.25m x 2.74m)**

UPVC double glazed window to rear, radiator, coving to ceiling.

### **Bathroom**

Fitted with three piece modern white suite comprising deep panelled bath with electric shower over and glass screen, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, uPVC frosted double glazed window to side, radiator.



### **Outside**

Front garden, enclosed by mature hedges to front and sides with lawned area, mature flower and shrub borders and semi-circular sun patio with timber decking area, car parking space for one car.

Rear, enclosed by brick wall to rear and sides, paved sun patio, rear gated access, raised flower and shrub borders.

### **Utility 7'1" x 8'10" (2.15m x 2.69m)**

Plumbing for washing machine, vent for tumble dryer, window to side, radiator, wall mounted gas combination boiler serving heating system and domestic hot water, door to:



### **WC**

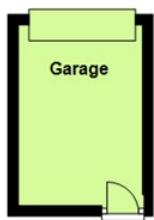
High-level flush WC, door to:

### **Garage**

Up and over door, door.



**Ground Floor**  
Approx. 61.6 sq. metres (663.1 sq. feet)



**First Floor**

Approx. 58.7 sq. metres (632.1 sq. feet)



Total area: approx. 120.3 sq. metres (1295.2 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

