

81 Ladies Lane, Hindley, Wigan, Lancashire, WN2 2QG



Offers Over £110,000

Two bedroom terraced property in the popular residential location. This well presented property offers spacious living with outside space, Close to local schools, shops and all local amenities . With two reception rooms and a kitchen extension viewing is highly recommended to avoid disappointment.

- Two Double Bedrooms
- Gas Central Heating
- Two Reception Rooms
- Extended to Rear
- Double Glazed
- Outside space to Front and Rear



Well presented two bedroom extended mid terraced property situated in a popular residential location. Close to local schools, shops and all local amenities. Benefiting from double glazing, gas central heating kitchen extension and outside space. The property comprises :- lounge, dining room, fitted kitchen, to the first floor there are two double bedrooms and a family bathroom, the second bedroom benefiting from a Juliet balcony. This property is highly recommended to view to avoid any disappointment. Offered with vacant possession.

Vestibule

Upvc double glazed door to:

Lounge 14'0" x 13'8" (4.27m x 4.16m)

UPVC double glazed window to front, double radiator, door to:



Inner Hallway

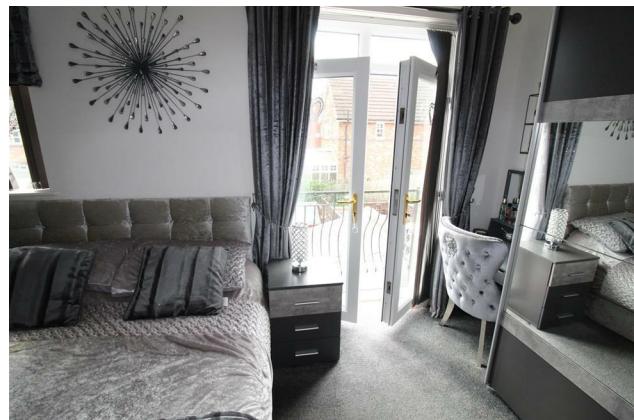
Opening to Kitchen, door to:

Dining Room 11'5" x 9'7" (3.48m x 2.91m)

UPVC double glazed window to rear, double radiator, stairs.

Kitchen 12'7" x 5'7" (3.83m x 1.71m)

Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, stainless steel sink unit with mixer tap, extractor fan, plumbing for automatic washing machine, space for fridge/freezer, built-in fan assisted oven, built-in gas hob, uPVC double glazed window to side, uPVC double glazed door to side.



Bedroom 2 17'1" x 7'1" (5.20m x 2.15m)

UPVC double glazed window to front with extractor fan, uPVC double glazed window to front, radiator, door to:

Bathroom

Three piece suite comprising deep panelled bath, pedestal wash hand basin, shower with over and low-level WC, tiled splashbacks, uPVC frosted double glazed window to front, radiator.



Bedroom 1 8'7" x 13'8" (2.62m x 4.16m)

UPVC double glazed window to rear, radiator, uPVC double glazed double door to Juliet Balcony rear.

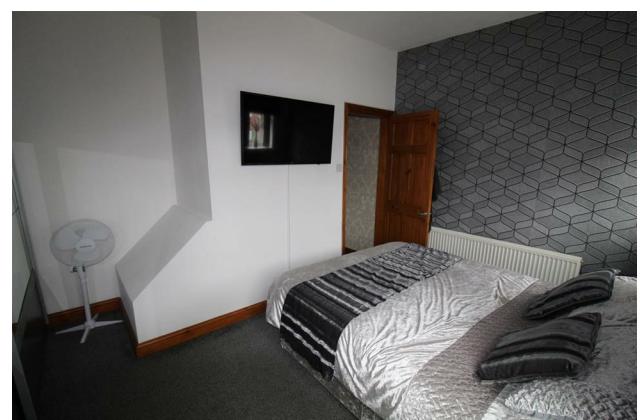
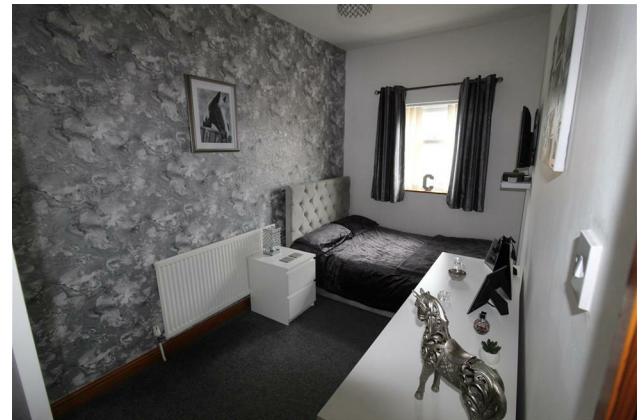
Outside To Front

Enclosed front garden with iron gate mainly laid to decorative stone and mature planting.

Outside Rear

Enclosed rear garden area with mature flower beds garden shed patio area entry to rear via wooden garden gate.



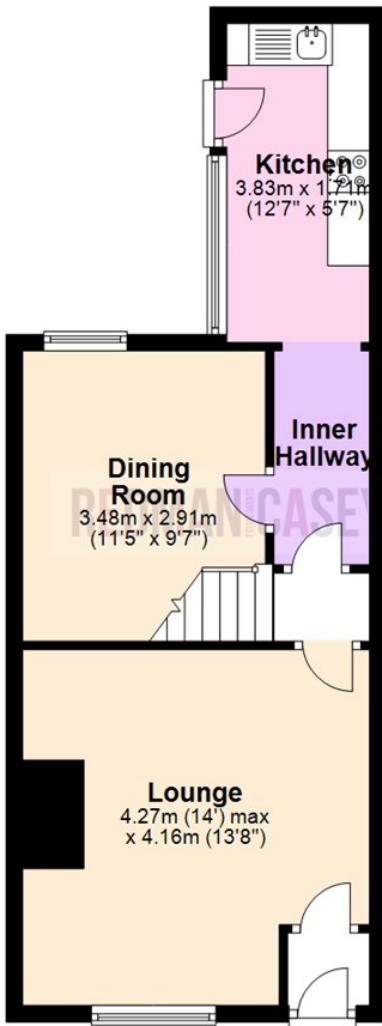


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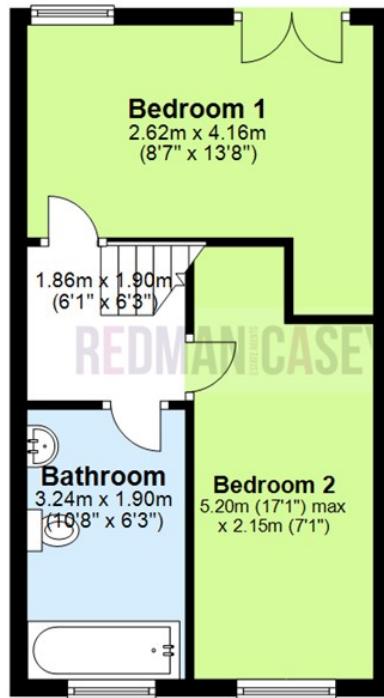
Ground Floor

Approx. 39.4 sq. metres (423.6 sq. feet)



First Floor

Approx. 32.2 sq. metres (346.8 sq. feet)



Total area: approx. 71.6 sq. metres (770.5 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

