



4 Hall Lane, Hindley, WN2 2SA

Price Guide £275,000



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Fully refurbished to a high specification, a contemporary feel has been incorporated throughout with solid oak engineered wood flooring to the lounge, with exposed pine flooring within the remaining accommodation.

Excellent for commuters, a short walk to Hindley train station, which has direct connections to Manchester Victoria (37 minutes), Manchester Oxford Road (34 minutes), and Wigan Wallgate (8 minutes).

The spacious accommodation comprises of 3 bedrooms, bathroom, lounge and dining kitchen, with bi-fold door opening onto the rear garden laid to lawn. To the front there is a blocked paved double driveway providing ample off road parking.

Tenure - Leasehold 866 years remaining of the initial 999 year term. EPC - C76.



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.

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Front Driveway

Ground Floor

Lounge
12'2" x 12'2" (3.73m x 3.72m)

Hallway

Kitchen / Dining Room
26'7" x 21'5" (8.12m x 6.53)

First Floor

Landing

Bedroom 1
16'1" x 12'2" (4.92 x 3.72)

Bedroom 2
12'4" x 12'2" (3.76 x 3.72)

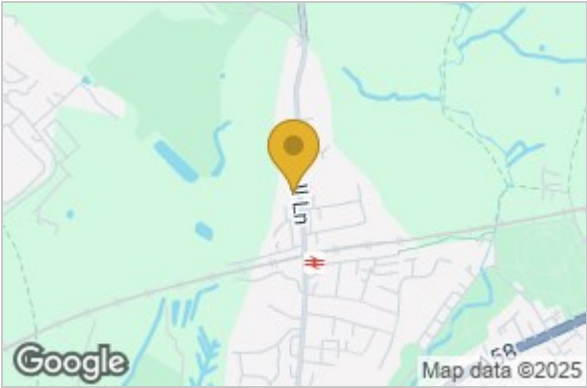
Bedroom 3
7'7" x 6'7" (2.32 x 2.03)

Bathroom
9'2" x 6'7" (2.81 x 2.03)

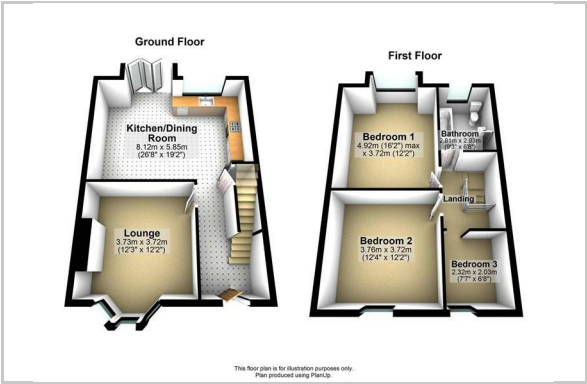
Rear Garden

Aerial View

Area Map



Floor Plan



Energy Efficiency Graph

