



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Atherton Road, Hindley Green, WN2 4QF

Offers Over £130,000

Nestled on Atherton Road in the charming area of Hindley Green, Wigan, this delightful mid-terraced home presents an excellent opportunity for new buyers, growing families, or those looking to downsize. The property is conveniently located near local shops and transport links, ensuring that all your daily needs are easily accessible.

Upon entering the ground floor, you will find a welcoming reception room that offers a perfect space for relaxation and entertaining. The kitchen is well-appointed, providing a functional area for meal preparation, while a utility room adds to the practicality of the home, making laundry tasks a breeze.

Venturing upstairs, the property boasts two comfortable bedrooms, ideal for restful nights and personal space. The fully fitted bathroom is modern and stylish, catering to all your bathing needs.

This home is not only a wonderful place to live but also a fantastic investment for those looking to settle in a friendly community. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.

Atherton Road, Hindley Green, WN2 4QF

Offers Over £130,000

 2  1  1  D

- Mid Terrace Property
- Spacious Reception Room
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Three Piece Bathroom
- Freehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

Entrance Vestibule

3'5 x 3'5 (1.04m x 1.04m)

Reception Room

18'11 x 15'1 (5.77m x 4.60m)

Kitchen

15'1 x 11'9 (4.60m x 3.58m)

Utility

7'11 x 3'11 (2.41m x 1.19m)

First Floor

Landing

Bedroom One

15'1 x 12'2 (4.60m x 3.71m)

Bedroom Two

14'9 x 7'3 (4.50m x 2.21m)

Bathroom

8'7 x 6'2 (2.62m x 1.88m)

External

Front

Rear



Tel: 01617939622

www.keenans-estateagents.co.uk