



**14 All Saints Grove, Hindley**  
Wigan

Offers in Region of **£130,000**



## 14 All Saints Grove

Hindley, Wigan

Fantastic freehold 3 bedroom mid-terraced property with kitchen/diner. Close to amenities, train station, bus stops & Westhoughton town centre. No chain. Highly recommended viewings. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Chain
- Freehold
- Mid Mew Property
- Three Bedrooms
- Kitchen/Diner
- Investment Opportunity
- Garden to Front and Rear
- Off Road Parking
- Great Location
- Viewing Highly Recommended



### **Entrance Hallway**

Double glazed door, stairs leading to first floor, coving, central heating radiator, tiled flooring.

### **Lounge**

14' 7" x 11' 5" (4.44m x 3.47m)

Light and airy lounge with double glazed window to front aspect, electric feature fire with surround, coving, central heating radiator, carpeted.

### **Kitchen/Diner**

9' 3" x 17' 11" (2.81m x 5.46m)

Spacious kitchen/diner with fitted wall and base units and matching breakfast bar, built in oven with hob and extractor fan over, stainless steel sink with drainer and mixer tap, understairs storage. Two double glazed windows and door to rear aspect, coving, central heating radiator. Ample room for dining and vinyl flooring.

### **Landing**

Loft access, coving, carpeted.

### **Master Bedroom**

9' 8" x 11' 6" (2.95m x 3.50m)

Well presented master bedroom with double glazed window to rear aspect, coving, central heating radiator, carpeted.

### **Bedroom 2**

6' 11" x 9' 9" (2.12m x 2.98m)

Good size second bedroom with double glazed window to front aspect, coving, central heating radiator, carpeted.

### **Bedroom 3**

7' 4" x 10' 8" (2.24m x 3.26m)

Another good size bedroom with double glazed window to front aspect, neutral decor, coving, central heating radiator, carpeted.

### **Bathroom**

7' 10" x 6' 4" (2.40m x 1.92m)

Three piece suite comprising of; Low level WC, hand





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## **GARDEN**

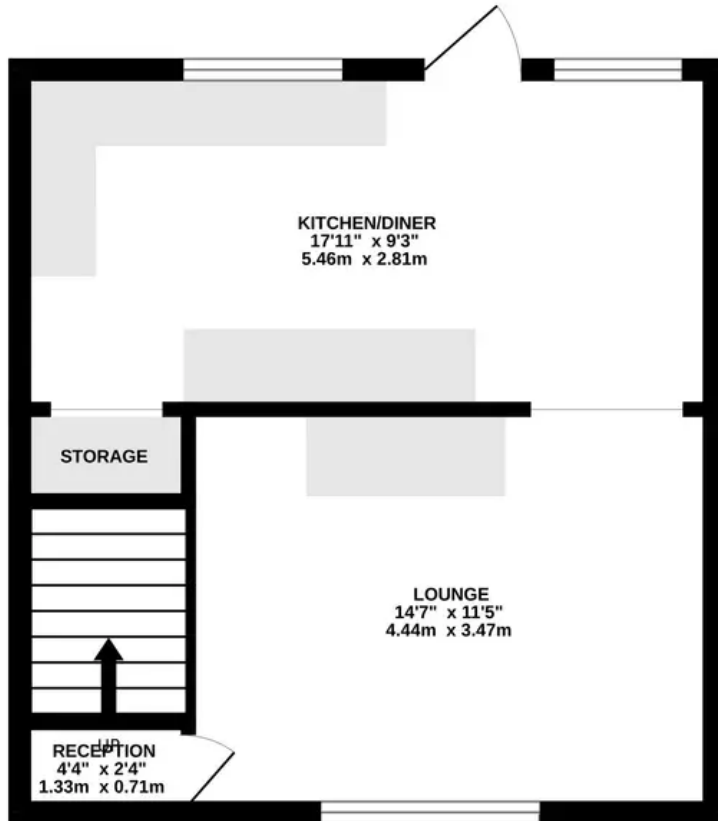
To the front of the property can be found a garden mainly laid to lawn which is gated and fenced around, with flower border to the side. To the rear of the property can be found a further garden mainly laid to lawn with patio area, fenced around for privacy and gated.

## **OFF STREET**

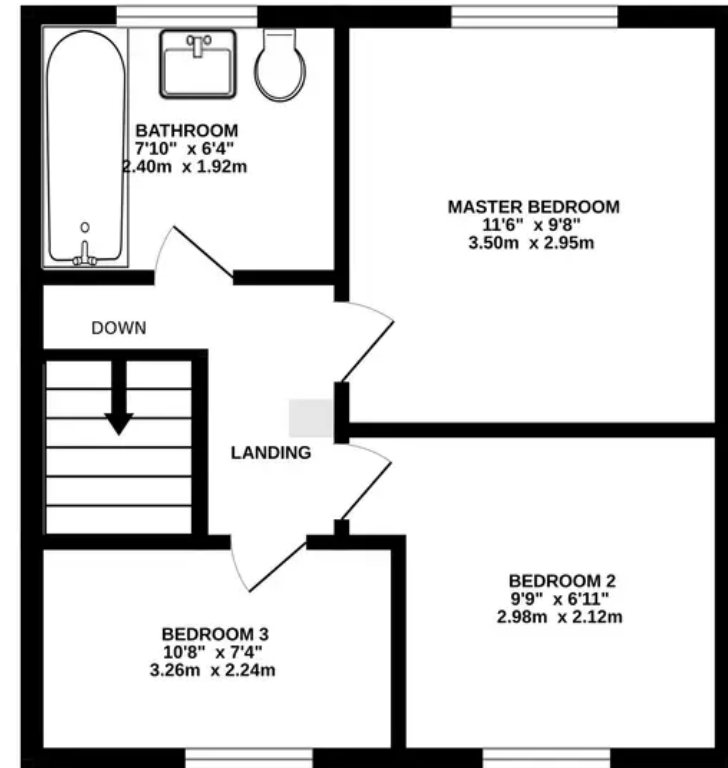
1 Parking Space



GROUND FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 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.

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