

235 Sandy Lane, Hindley

Wigan

Offers in Region of **£185,000**



Sandy Lane

Hindley, Wigan

3-bed end terraced house in sought-after location with no onward chain. Well-maintained with modern features, garage, gas central heating, and double-glazing. Close to amenities, schools, and parks. Ideal family home blending comfort, style, and convenience. Viewing highly recommended.

Council Tax band: A

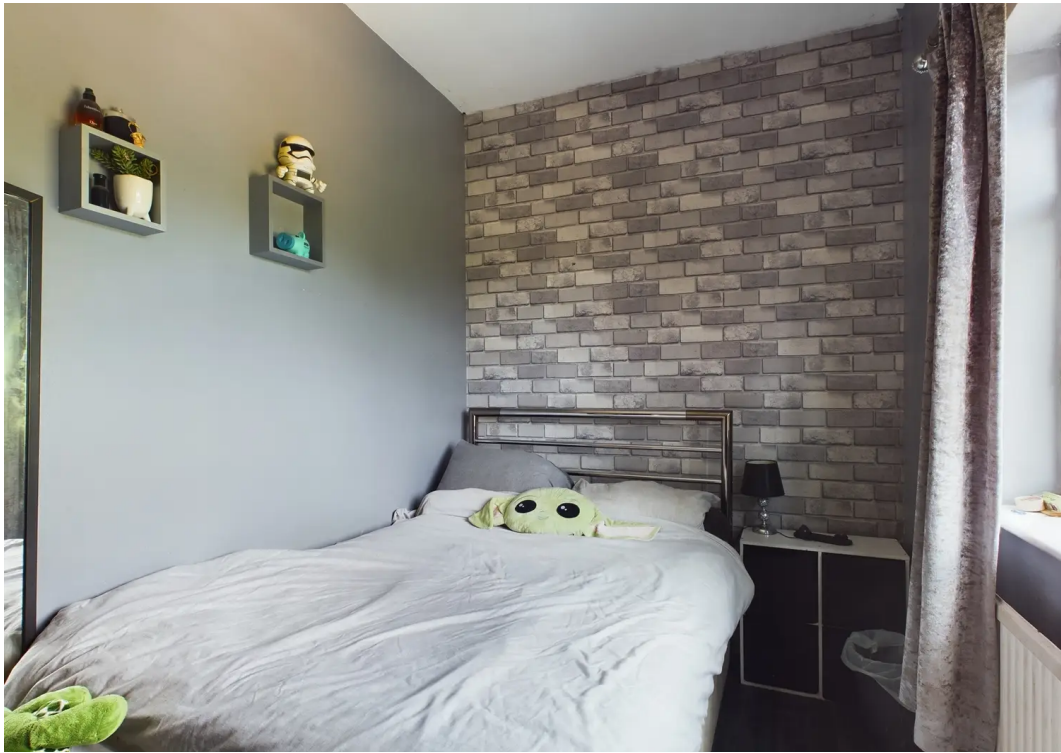
Tenure: Leasehold

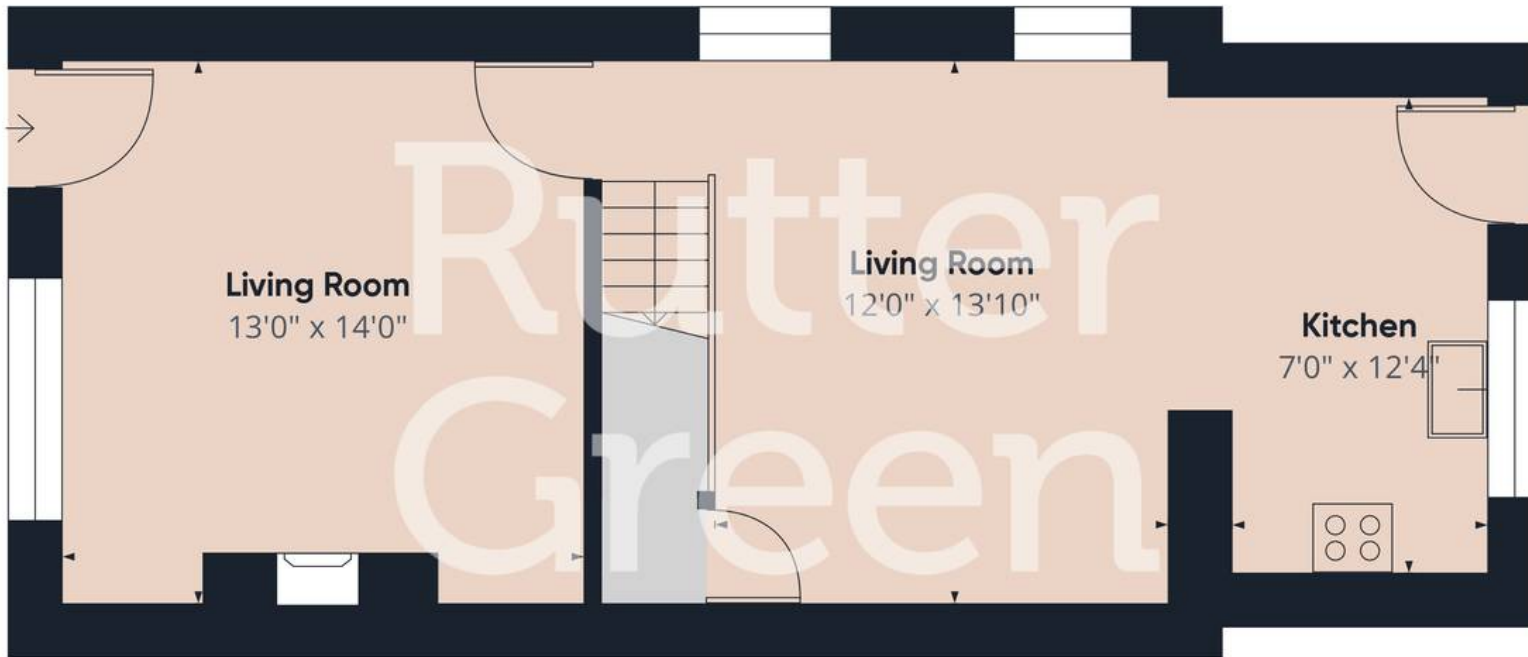
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Deceptively Spacious End Terraced
- Three Good Sized Bedrooms
- Modern Family Bathroom
- Kitchen/ Diner
- Garage To Rear
- Gas Central Heating & Double Glazing
- Sought After Location
- Ideal Family Home
- Viewings Essential

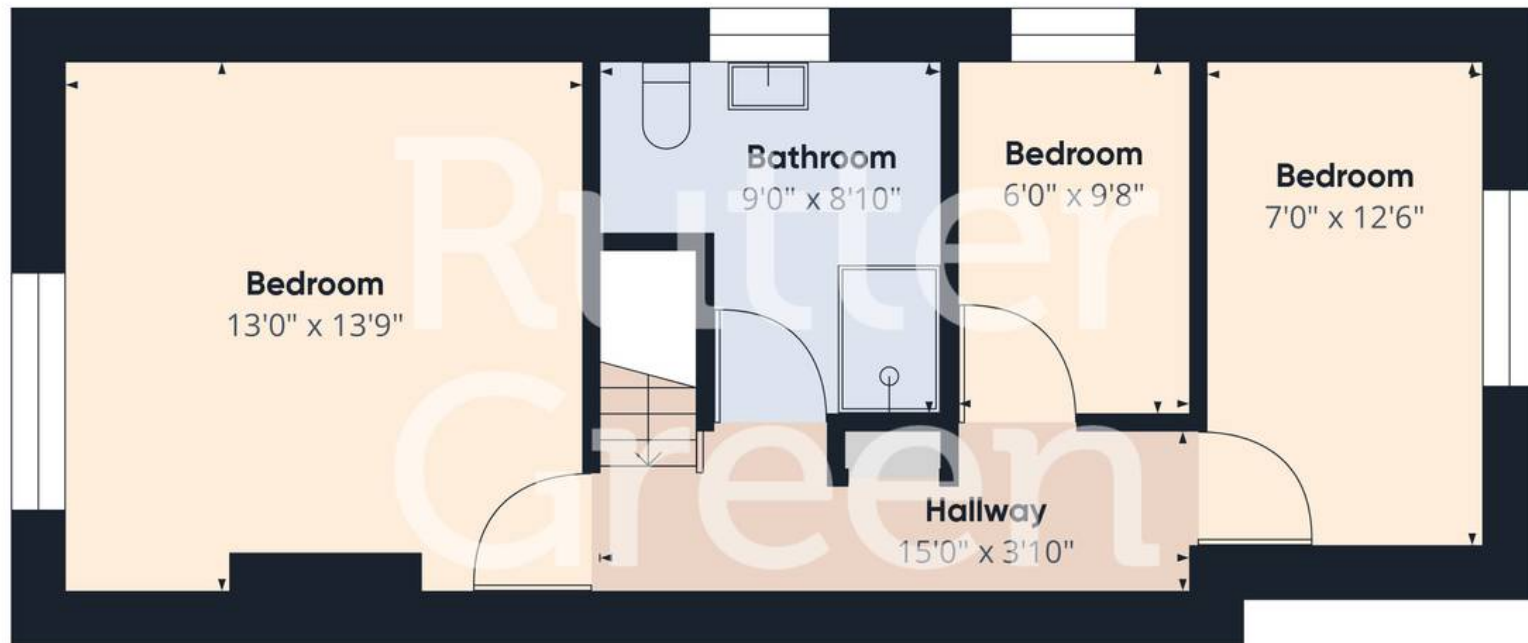






Floor 0

Approximate total area⁽¹⁾
929.89 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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Disclaimer

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. We ask our clients to check their own sales particulars and verify the information is correct. Fixtures, fittings and appliances have not been tested and therefore we can give no guarantees that they are in full working order. All measurements and land sizes are quoted approximately. Tenure should be established with your Solicitor and Council Tax band with Wigan Council.