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Palmerston Close, Hindley, Wigan,  
Lancashire  
Offers Over £195,000

# Palmerston Close, Hindley, Wigan, Lancashire

## Offers Over £195,000

### DIRECTIONS

From the Ashton branch proceed along Gerrard Street and through the traffic lights onto Bolton Road. Continue onto Lilly Lane and at the traffic lights turn left onto Warrington Road, turn right at the roundabout onto Liverpool Road and continue along before turning right onto Blackberry Drive, right then right again into Palmerston Close where the property will be found at the head of the Cul de Sac.

### DESCRIPTION

We are pleased to offer for sale this executive style detached property situated in a Cul de Sac position on a residential development of similar style properties. Offered for sale with no upward chain and having open aspect to the rear. The property boasts many features to include four bedrooms, the master having an en suite shower room plus a family bathroom. To the ground floor there is a cloakroom / WC, two reception rooms, kitchen and utility room. The home is warmed by a gas central heating system which is complimented by double glazing. Externally there is a garden to the front and rear along with a driveway providing off road parking whilst leading to a single garage having up and over door plus personal door to the side. An internal inspection is strongly recommended to appreciate the size of this family home. A copy of the full EPC will be available to view on request. The EPC Rating is Grade D.

### OUR VIEW

Entering the property via a double glazed front door into the hallway there are stairs to the first floor, radiator, understairs storage cupboard and laminate effect flooring. The cloakroom has an opaque double glazed window laminate effect flooring, radiator, white low level WC and pedestal wash hand basin. The lounge has a double glazed window to the front elevation, double glazed french doors to the rear giving access to the garden, laminate effect flooring, two radiators and feature fire surround. Double opening doors provide access into the dining room which has a double glazed window to the front elevation, laminate effect flooring and a radiator. The kitchen has a double glazed window to the rear elevation and fitted with a range of wall and base units having complimentary work surfaces, built in oven and hob with extractor over, part tiling to the walls, laminate effect flooring, one and a half bowl sink and drainer unit. An archway leads to the utility room with double glazed stable style rear access door, plumbing for a washing machine, laminate effect flooring and a radiator. The first floor landing has a double glazed window to the rear elevation, radiator, loft access point and a built in storage cupboard housing the boiler. Bedroom one has a double glazed window to the front elevation, radiator and access to the en suite shower room which has an opaque double glazed window to the side elevation, double shower cubicle, low level WC and wash hand basin, part tiling to the walls, radiator, feature spotlights and laminate effect flooring. Bedroom two has a double glazed window to the front elevation, radiator and laminate effect flooring. Bedroom three has a double glazed window to the rear elevation, radiator and laminate effect flooring. Bedroom four has a double glazed window to the front elevation and a radiator. The family bathroom has an opaque double glazed window to the rear elevation, radiator, part tiling to the walls and fitted with a white suite comprising, low level WC, pedestal wash hand basin and panel bath with chrome effect mixer tap and laminate effect flooring. Externally, to the front is a garden with driveway providing off road parking leading to a single garage which has an up and over door, light and power. A personal access door to the side of the garage gives access to the rear garden which is laid to lawn.

### LOCATION

Hindley has a range of shops, schools and restaurants whilst giving good access to the motorway network. There is also a railway station providing access to the major cities of Manchester and Liverpool. Wigan Pier is also a local attraction.

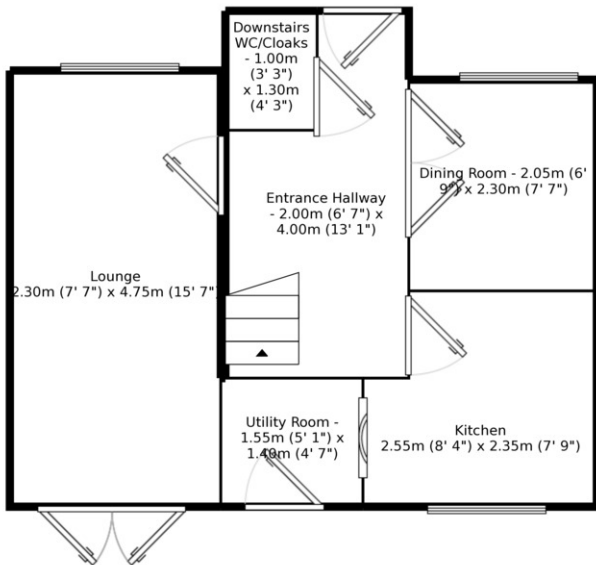
### AGENTS NOTE

GARAGE NOT MEASURED. We recommend that purchasers ensure the space is adequate for their requirements.

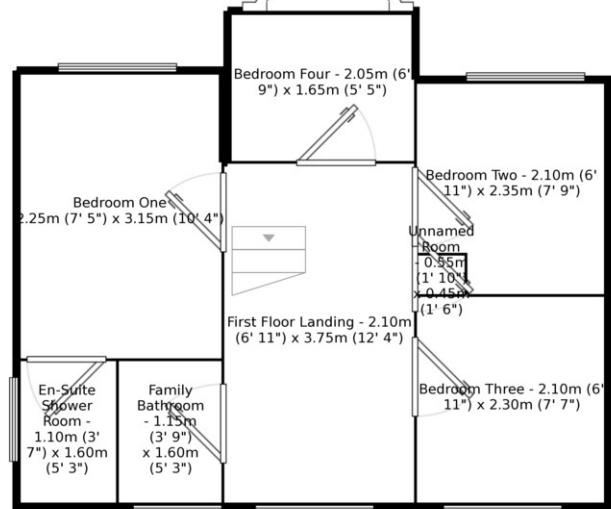




**Ground Floor**  
Floor Size: 31.3 m<sup>2</sup>, 337.2 ft<sup>2</sup>



**First Floor**  
Floor Size: 31.7 m<sup>2</sup>, 341.3 ft<sup>2</sup>



Measurements are approximate. Not to scale. For illustrative purposes only.



For full EPC please contact the branch

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\*Source: Nielsen, Oct 2012.

\*\*Calls may be recorded and/or monitored for training and/or security purposes.



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