



Dalby Road, Hindley Green, Wigan, Lancashire

Price £165,000

Very well presented detached property briefly comprising of, three bedroom's, additional shower room to master, two reception room's, conservatory to the rear, utility area and additional downstairs cloaks, family bathroom, kitchen, gas central heating and double glazing installed, well presented garden's to front and rear, single detached garage and driveway, not directly overlooked to the rear and offering a good size plot, offered for sale with no upward chain, viewing's are now taken and highly recommended.

Hindley

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Dalby Road, Hindley Green, Wigan, Lancashire

Entrance Porch

Double glazed exterior door, laminate flooring, double glazed window to side.,

Separate WC

Offering wc, hand wash basin, double glazed window to side.

Lounge 3.77m (into recess) x 5.42m (12'4" (into recess) x 17'9")

Feature fire surround with living flame gas fire, double glazed bay window to front, stair's leading to first floor, radiator.

Dining Room 2.67m x 2.23m (8'9" x 7'4")

Double glazed patio door leading to conservatory, radiator.

Conservatory 3.44m x 3.13m (11'4" x 10'3")

Double glazed window's to side and rear, double glazed French Style doors to side leading to rear garden.

Kitchen 3.12m x 2.18m (10'3" x 7'2")

Fitted with a range of wall and base units worktop over, electric cooker, extractor fan, sink with drainer and mixer tap, plumbed for automatic washing machine, wall mounted boiler, part tiled walls, double glazed window to rear.

Utility Area

Plumbed for automatic washing machine, worktop, fridge space and dryer space, double glazed exterior door to side.

Landing

Storage cupboard housing water cylinder, loft access, radiator.

Master Bedroom 3.06m x 3.21m (10'0" x 10'6")

Double glazed window to rear, radiator.

En-Suite Shower Room

Offering walk in shower unit, hand wash basin with vanity unit, radiator, double glazed window to rear.

Bedroom Two 3.19m x 3.04m (10'6" x 10'0")

Double glazed window to front, radiator

Bedroom Three 2.08m x 2.8m (6'10" x 9'2")

Double glazed window to front, radiator.

Family Bathroom

Three piece suite comprising of, bath with mixer tap, wc, pedestal hand wash basin, radiator, part tiled wall's, double glazed window to rear.

Rear Garden

Not directly overlooked to the rear, larger than average and offering, paved patio area, laid mainly to lawn, border's with a mixture of tree's and shrub's, very well presented

Front Garden

Laid mainly to lawn with a mixture of tree's and shrub's very well maintained and presented.

Driveway

Offering multi vehicle parking, driveway extends to the rear of the property.

Detached Garage

Situated to the rear of the property.

AUDIOTOUR

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Buyer Notes

BUYER NOTES (Please use the area below to make any notes whilst viewing the property)



Environmental (CO ₂) Impact Rating			Energy Efficiency Rating		
	Current	Potential		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>					
			<i>Very energy efficient - lower running costs</i> (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		
				67	71
England, Wales & N.Ireland <small>Directive 2002/91/EC</small>			England, Wales & N.Ireland <small>Directive 2002/91/EC</small>		
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.			The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		