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## ATHERTON ROAD HINDLEY GREEN WIGAN- £45,000

An upper floor two-bedroom apartment situated within a prominent location, close to good amenities and transport links. The property is offered with the advantage of NO UPWARD CHAIN involved, in need of some updating and would make an ideal investment. The spacious accommodation briefly comprises; Private external roller shutter door, staircase leading up to the landing hallway. Doors lead to; Lounge, kitchen two good size bedrooms and a bathroom. The property benefits from some double glazing and gas central heating.



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Incorporating: Wright Dickson & Catlow, WDC Estates



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## **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

### **Staircase Leading upto**

**Hallway** 16' 3" x 3' 1" (4.95m x 0.94m)

Radiator, access to loft.

**Lounge** 16' 2" x 12' 5" (4.92m x 3.78m)

uPVC double glazed window (front aspect), fireplace incorporating a gas fire, radiator.

**Kitchen** 9' 0" x 8' 0" (2.74m x 2.44m)

uPVC double glazed window(rear aspect). Basic kitchen, inset single drainer stainless steel sink unit, fitted base units below, fitted wall unit, tiled splashbacks.

**Bedroom 1** 12' 6" x 10' 0" (3.81m x 3.05m)

uPVC double glazed window (front aspect), radiator.

**Bedroom 2** 12' 6" x 6' 9" (3.81m x 2.06m)

uPVC double glazed window (rear aspect), radiator.

**Bathroom** 9' 0" x 5' 9" (2.74m x 1.75m)

Frosted window (rear aspect), three piece suite comprising bath, low level wc & wash basin, part tiling to walls, radiator, airing cupboard.

### **Outside**

There is a yard to the rear.

### **Price**

£50,000

### **Disclaimer**

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