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# Leyland Avenue, Hindley, Wigan

£280,000 Freehold

Leyland Avenue, Hindley

## Description

This impressive three bedroom detached property in Hindley is perfect for modern living. Ideal for families and professionals, it features a downstairs WC, separate living and dining areas, and a contemporary kitchen. The home offers two double bedrooms, one with an en-suite shower room, and a single bedroom, complemented by a family three piece bathroom suite. Outside, enjoy a beautiful, extensive rear garden with lawn and decking areas, along with a double driveway and front garden.

Located in a peaceful, family friendly neighbourhood, this home is just a short walk from Leyland Park and local schools. Hindley offers a suburban feel with the added benefit of easy access to Manchester's vibrant city life, making it an attractive residence for many.

Council Tax Band: Band C

Tenure: Freehold

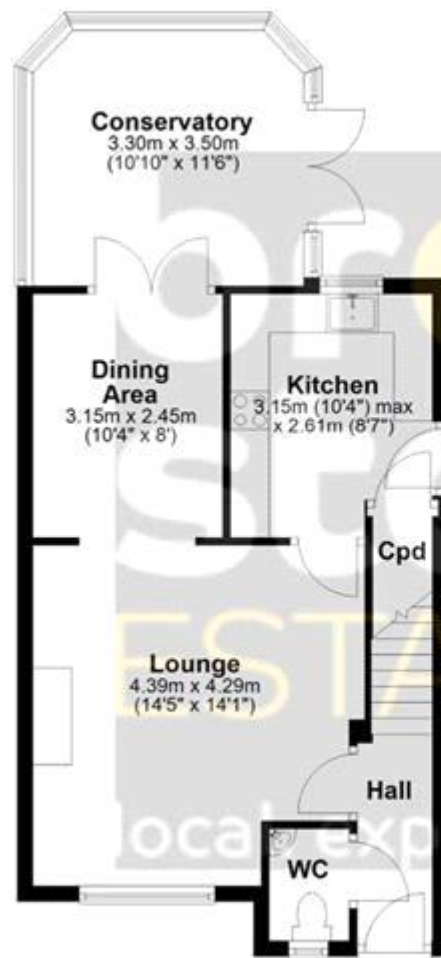
## Tenure

Freehold



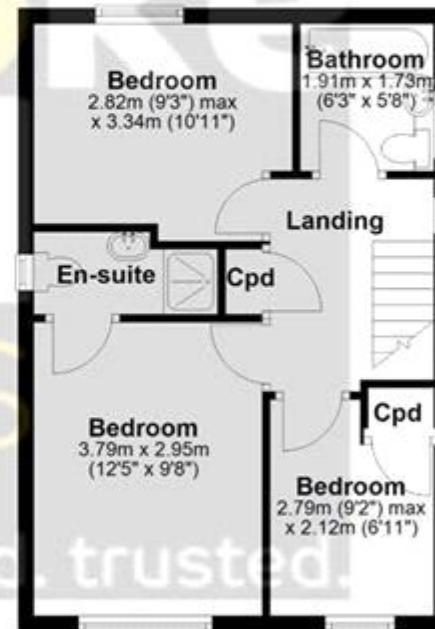
## Ground Floor

Approx. 52.6 sq. metres (566.0 sq. feet)



## First Floor

Approx. 39.5 sq. metres (424.9 sq. feet)



Total area: approx. 92.1 sq. metres (990.9 sq. feet)

Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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