

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Beaumaris Road, Hindley Green

Situated in a popular location is this 3-bedroom semi-detached true bungalow with the benefit of no onward chain to include a driveway providing ample off-road parking, a detached garage with a low maintenance garden to the rear

Asking Price £225,000

25 Beaumaris Road

Hindley Green, WN2 4NB



- NO ONWARD CHAIN
- POPULAR LOCATION

In further detail the property includes: Entrance porch, lounge, kitchen, three bedrooms and bathroom/WC. The property is heated by gas central heating and benefits double glazing.

ENTRANCE PORCH:

LOUNGE

16'9 (max) x 10'10 (max) (5.11m (max) x 3.30m (max))
Feature fire and surround. TV Point

KITCHEN

10'0 (max) x 9'6 (max) (3.05m (max) x 2.90m (max))
Fully fitted kitchen with wall and base units.
Oven. Gas hob and extractor hood. Sink unit with mixer tap. Plumbing for washing machine.
Radiator. Door to outside.

BEDROOM

12'5 (max) x 10'10 (max) (3.78m (max) x 3.30m (max))
Radiator.

BEDROOM,

11'0 (max) x 9'6 (max) (3.35m (max) x 2.90m (max))
Radiator

BEDROOM

9'6 (max) x 8'3 (max) (2.90m (max) x 2.51m (max))
Radiator

BATHROOM

6'7 (max) x 5'6 (max) (2.01m (max) x 1.68m (max))
Panelled bath with shower fitment. Pedestal wash basin Low level WC.

OUTSIDE:

PARKING

The property is garden fronted and approached via a large paved entrance driveway offering ample off-street parking leading to a detached garage.

GARDENS

The property is garden fronted. To the rear is a low maintenance fully paved area providing an ideal space for entertaining.

TENURE

Leasehold

COUNCIL TAX

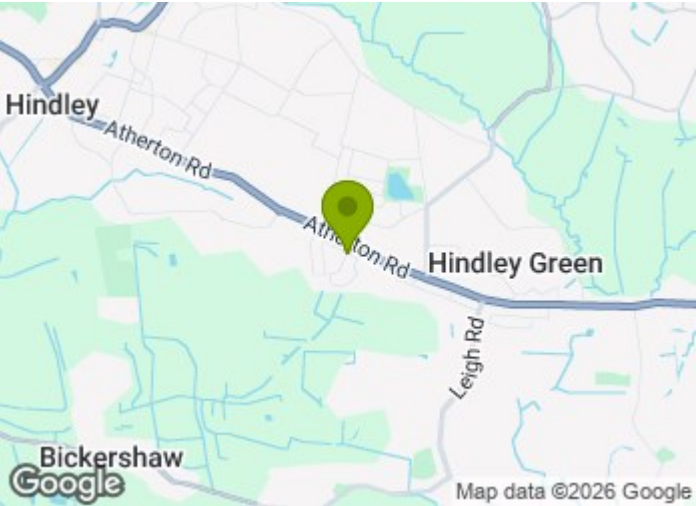
Council Tax Band B

VIEWING

By appointment with the agents as overleaf.

PLEASE NOTE

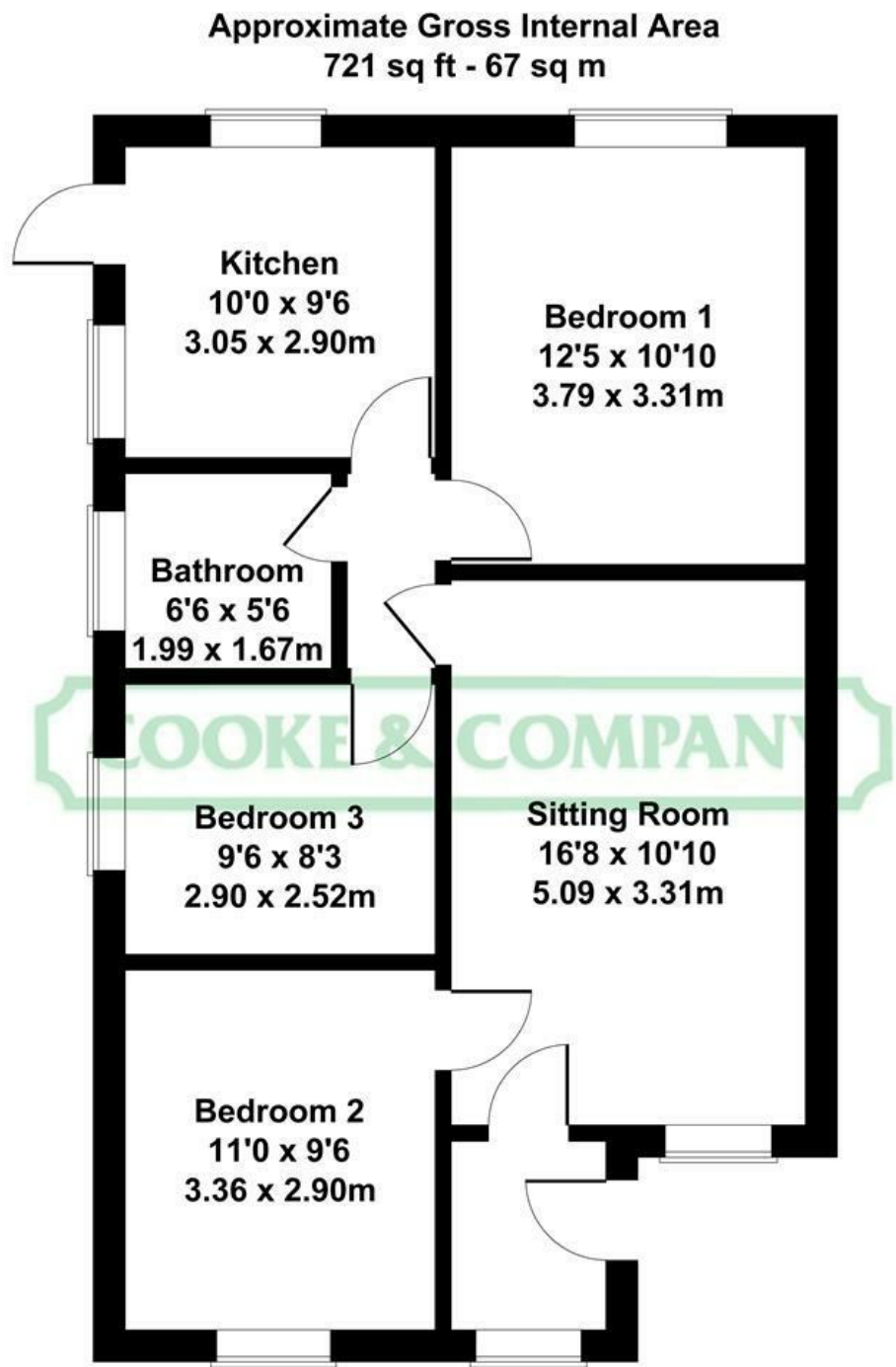
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions
WN2 4NB



Floor Plan



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		