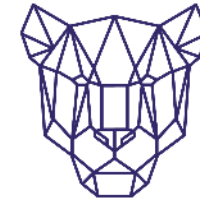


12 Broadway, Hindley, Wigan, WN2 4JJ
Offers in the region of £140,000



**PANTERA
PROPERTY**



12 Broadway, Hindley, Wigan, WN2 4JJ

Offers in the region of £140,000

- Semi-Detached House
- Room to modernise
- Vacant Possession
- Three bedrooms
- Driveway providing off street parking
- Single detached garage
- No Onwards Chain

Contacts:

To enquire about this property or for further information, please get in touch with:

George Strachan

0330 118 6610

george@panteraproperty.com

Misrepresentation Act; 1. Pantera Property Limited on its own behalf of the vendor/lessor of this property whose agent Pantera Property Limited is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give I, and neither Pantera Property Limited nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchase or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Pantera Property is the trading name of Pantera Property Limited, October 2022.

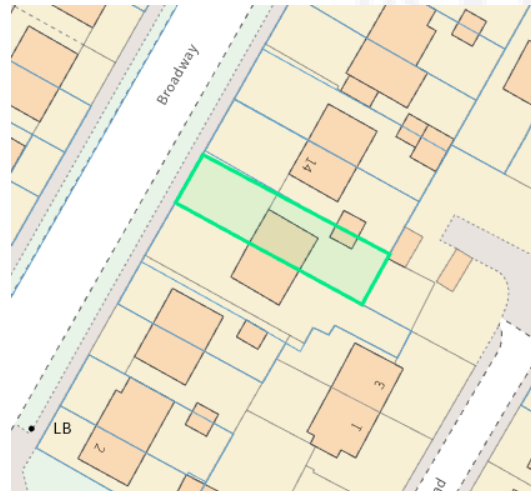


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PROPERTY

DESCRIPTION

Pantera Property offer to the market a three-bedroom semi-detached house, providing a driveway, garage and front and rear gardens. The property offers a great opportunity to add value.

The property offers a reception room, kitchen, the house bathroom and three bedrooms.



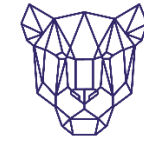
LOCATION

The property is located in Hindley, on Broadway, which can easily be accessed off Sandy Lane. Specifically, the property is situated in a predominately residential area with an extensive range of local amenities within walking distance to include leisure facilities, bus stops, shops, cafes and restaurants.

VIEWINGS

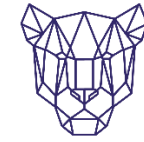
Please call George at Pantera Property for viewing arrangements.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

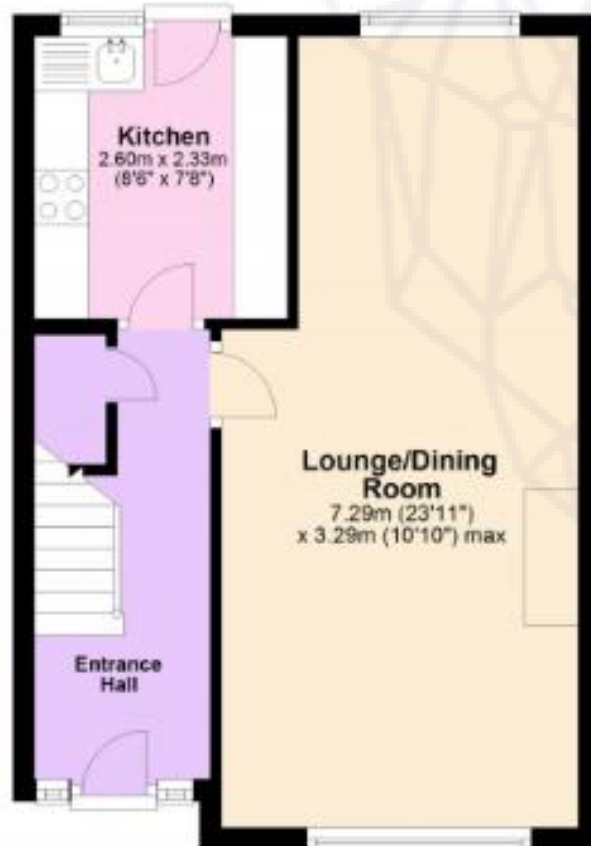


PANTERA
PROPERTY





Ground Floor



First Floor



Total area: approx. 72.5 sq. metres (780.7 sq. feet)