

FREEHOLD



House (EPC Rating: B)

3 NIXON PHILLIPS DRIVE, HINDLEY GREEN, WN2 4UP

Offers Over

£257,000

FEATURES

- RECENTLY REDUCED
- New build, beautifully presented
- Lovely west facing garden which gets the evening sun
- Located in Hindley Green




FREENEY & OLIVER
ESTATES

3 Bedroom House located in Hindley Green

Freeney and Oliver Estates are delighted to offer For Sale in the desirable area of Hindley Green, this stunning three-bedroom house on Nixon Phillips Drive which offers a perfect blend of modern living and comfort. Built in 2019, this new build is beautifully presented and spans an impressive 1,055 square feet, providing ample space for families or those seeking a stylish home.

The property is thoughtfully arranged over three floors, ensuring a practical layout that maximises both space and privacy. The ground floor features a welcoming reception room, ideal for entertaining guests or enjoying quiet evenings in. The contemporary design flows seamlessly into a well-appointed kitchen, which is perfect for culinary enthusiasts.

Upstairs, you will find three generously sized bedrooms, each offering a tranquil retreat. The two bathrooms are tastefully designed, providing convenience for family living.

One of the standout features of this property is the lovely west facing garden, which offers a delightful outdoor space for relaxation, gardening, or entertaining friends and family during the warmer months.

This home is not only a beautiful place to live but also benefits from its location in a friendly community, with local amenities and transport links nearby. Bickershaw Country Park also offers the ideal setting for scenic walks to Leeds Liverpool canal or Pennington Flash. Whether you are a first-time buyer or looking to upgrade, this property is a fantastic opportunity to secure a modern home in a sought-after area.

Room Measurements

Lounge 5.06x3.93

Kitchen 4.14x2.87

WC 1.69x0.85

Bedroom 1 6.61x3.95

En-Suite 2.00x2.07

Bedroom 2 2.89x3.95

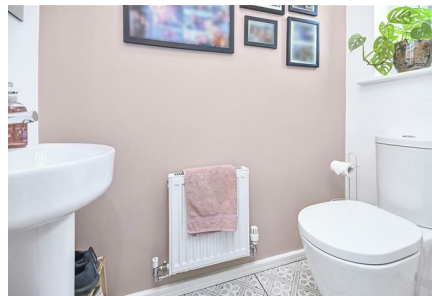
Bedroom 3 2.87x1.90

Bathroom 1.94x1.94

Important note to purchasers:

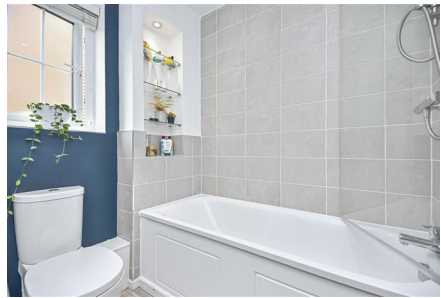
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party called CREDAS. There is a nominal charge of £50 excluding VAT for this (per person).

- 3 comfortable bedrooms
- Double driveway
- Set over 3 spacious floors
- 2 modern bathrooms
- Next door to Bickershaw Country Park





FREENEY & OLIVER ESTATES | 9A MARKET STREET, WESTHOUGHTON, BOLTON, BL5 3AH



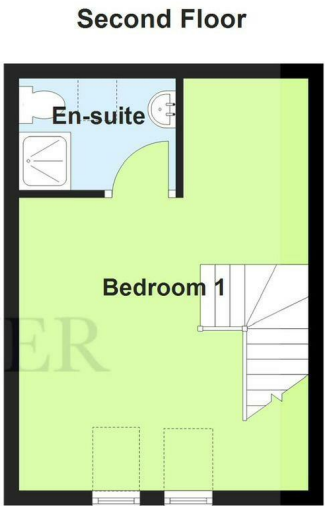
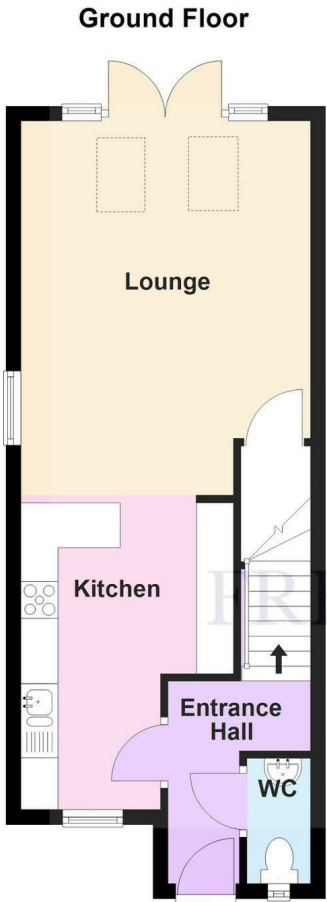
FREENEY & OLIVER ESTATES | 9A MARKET STREET, WESTHOUGHTON, BOLTON, BL5 3AH

Call us on


info@freeneyandoliverestates.co.uk

Council Tax Band

B



3 Nixon Phillips Drive, Hindley Green

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.