



## 35 Edinburgh Drive, Hindley Green

£210,000 Freehold

Three-bedroom semi-detached true bungalow with no chain • Lounge, kitchen with pantry, and conservatory • Two bedrooms with built-in wardrobes; third used as office • Stunning family bathroom • Tiered rear garden with paving, stone detailing, borders, and greenhouse • Detached garage and driveway for two cars • EPC - D • Council tax band - B • Freehold

No onward chain. Three-bedroom semi-detached bungalow with lounge, conservatory, garage, driveway, low-maintenance gardens, and flexible third bedroom (office). Convenient location.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

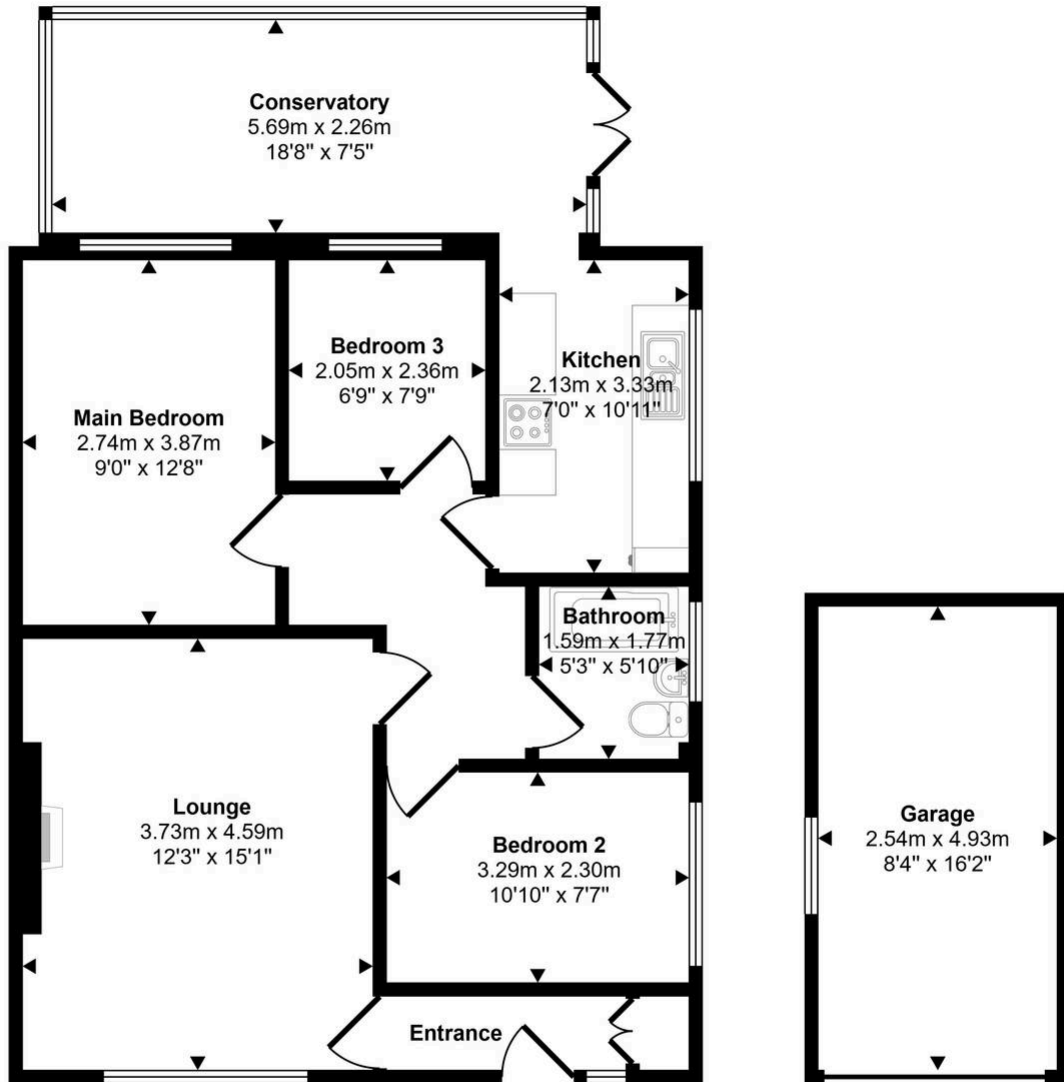


- › Three-bedroom semi-detached true bungalow with no chain
- › Lounge, kitchen with pantry, and conservatory
- › Two bedrooms with built-in wardrobes; third used as office
- › Stunning family bathroom
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- › Freehold





Approx Gross Internal Area  
88 sq m / 952 sq ft



**Floorplan**  
Approx 76 sq m / 817 sq ft

**Garage**  
Approx 13 sq m / 135 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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