

14 LADY LANE, GOOSE GREEN, WIGAN, WN3 6RG OFFERS OVER £260,000

- Three Bedroom True Detached Bungalow
- Two Reception Rooms
- Well Presented
- Good Sized Plot
- Driveway Parking
- No Chain
- EPC Rating: C



Borron Shaw

Your local Estate Agent





NO CHAIN - WELL PRESENTED - TRUE DETACHED BUNGALOW - GENEROUS SIZED PLOT - POPULAR LOCATION - THREE BEDROOMS - TWO RECEPTION ROOMS - GOOD SIZED GARDENS - VIEWINGS HIGHLY RECOMMENDED

Borron Shaw are extremely pleased to be able to offer this detached true bungalow for sale situated in the popular area of Goose Green. It comprises of:- Entrance Vestibule, Hallway, Lounge, Second Reception Room, Kitchen, Three Bedrooms, En-Suite Shower Room and a Bathroom.

The real selling point is the size of the plot the property sits on with a spacious driveway and good sized rear garden. The property has no chain and is in ready to move into condition.

Viewings are essential.

Entrance Vestibule

UPVC double glazed units and entrance door, tiled flooring.

Hallway

UPVC door into the hallway, storage/cloaks, laminate flooring, radiator.

Lounge 12'2" x 12'2" (3.71m x 3.71m)

UPVC double glazed window, laminate flooring, radiator.

Reception Room Two 14' x 14'7" (4.27m x 4.45m)

UPVC double glazed window, laminate flooring, radiator.

Kitchen

Fitted with a range of wall and base units, cupboards and drawers with contrasting work surfaces, 1 ½ stainless steel sink unit with drainer and mixer tap over, built in electric oven and hob with stainless steel chimney vent over, integrated dishwasher, partially tiled walls, tiled flooring, inset spotlights, radiator, UPVC double glazed window

and door.

Bedroom One 14' x 12' (4.27m x 3.66m)

UPVC double glazed french doors leading into the garden, laminate flooring, radiator.

En-Suite Shower Room

Shower cubicle, hand wash basin, low level WC, partially tiled walls, tiled flooring, chrome radiator.

Bedroom Two 8'7" x 12'3" (2.62m x 3.73m)

UPVC double glazed window, fitted wardrobes, laminate flooring, radiator.

Bedroom Three 13'8" x 8'10" (4.17m x 2.69m)

UPVC double glazed window, laminate flooring, radiator.

Bathroom

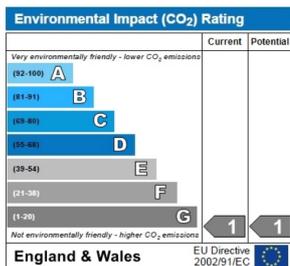
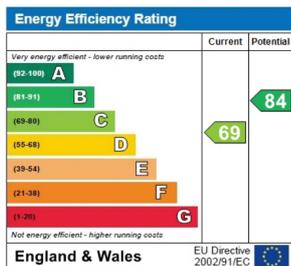
Corner bath with shower and glass shower screen over, hand wash basin set in vanity unit, fully tiled walls and flooring, chrome radiator, UPVC double glazed window.

Exterior

Front: Generous sized block paved driveway, front garden with access to the rear via side gate.

Rear: Good sized rear garden with decked, flagged and paved patio areas, artificial lawn, fence enclosed.





MEASUREMENTS

All measurements quoted are approximate.

TENURE COUNCIL TAX AND BUSINESS RATES, SERVICE CHARGE

The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

INTERNAL PICTURE

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

FIXTURES, FITTINGS & APPLIANCES

The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in good working order.

GENERAL DISCLAIMER

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify matters for themselves. Where property alterations have been made the buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify for you. These Particulars do not constitute as part of a contract.

MARKET APPRAISAL

Borron Shaw offer a free, with no obligation, market appraisal on your home. Should you wish to know the value of your home then please do not hesitate to contact any of our local offices.

VIEWINGS

Once you are interested in buying this property contact Borron Shaw who are handling this sale, to make an appointment. The appointment is part of our guarantee to the Seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else and survey and legal fees being unnecessarily incurred.

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