

**7 MAY TREE DRIVE, WHITLEY, WIGAN,
WN1 2PB**

OFFERS OVER £350,000

- **Four Bedroom
Detached
House**
- **Freehold**
- **Fantastic
Opportunity
For Families**
- **Prime
Location**
- **Multiple
Rooms**
- **Good Sized
Rear Garden**
- **Driveway
Parking**
- **EPC Rating:**



Borron Shaw

Your local Estate Agent





FREEHOLD - DETACHED FAMILY HOME - WELL PRESENTED - MULTIPLE ROOMS - PRIME LOCATION - GOOD SIZED REAR GARDEN - DRIVEWAY PARKING - NOT ONE TO BE MISSED

Borron Shaw are extremely pleased to be given the chance to sell this wonderful family home for sale situated on a popular estate in Whitley. It comprises of:- Entrance Hallway, Lounge, Dining Room, Kitchen, Utility Room, Second Lounge, Downstairs WC, Conservatory, Landing, Bedroom One with En-Suite Shower Room, Three More Bedrooms and a Family Bathroom. It benefits from UPVC double glazing throughout and is warmed by gas central heating.

The property sits on a good sized plot with a spacious block paved driveway to the front and a good sized rear garden.

This is a fabulous property and viewings are essential.

Entrance Hallway

Storm porch over a UPVC entrance door with decorative double glazed entrance door leads into the hallway.

Lounge 10' x 13'3" (3.05m x 4.04m)

UPVC double glazed box bay window, gas fire in feature surround, coved ceiling, radiator, opens through an archway into the dining room.

Dining Room 7'9" x 10'9" (2.36m x 3.28m)

Double glazed sliding doors into the conservatory, coved ceiling, radiator.

Kitchen 10'3" x 9' (3.12m x 2.74m)

Fitted with a range of wall and base units, cupboards and drawers with contrasting work surfaces, stainless steel sink unit with drainer and mixer tap over, electric cooker with extractor hood over, partially tiled walls. Storage cupboard, radiator, UPVC double glazed window.

Utility Room 5'10" x 8'4" (1.78m x 2.54m)

Work top, plumbed for washing machine, radiator, UPVC double glazed window, door into the rear garden.

Second Lounge 14'5" x 8'5" (4.39m x 2.57m)

UPVC double glazed window, coved ceiling, radiator.

Downstairs WC

UPVC double glazed window, pedestal hand wash basin, low level WC, radiator.

Conservatory

UPVC double glazed units to dwarf wall, french doors into the garden, power points.

Landing

Loft access, storage cupboard.

Bedroom One 13'8" x 9' (4.17m x 2.74m)

UPVC double glazed window, fitted wardrobes, radiator.

En-Suite Shower Room

Step in shower cubicle, hand wash basin set in vanity unit, low level WC, fully tiled wall, inset spotlights, chrome radiator, UPVC double glazed window.

Bedroom Two 12' x 10'3" (3.66m x 3.12m)

UPVC double glazed window, fitted wardrobes, radiator.

Bedroom Three 10' x 9'3" (3.05m x 2.82m)

UPVC double glazed window, fitted wardrobes, radiator.

Bedroom Four 7' x 9' (2.13m x 2.74m)

UPVC double glazed window, fitted wardrobes, radiator.

Family Bathroom

Panel bath with shower and glass shower screen over, hand washbasin set in vanity unit, low level WC, fully tiled walls, inset spotlights, UPVC double glazed window.

Exterior

Front: Landscaped front garden with a block paved driveway.

Rear: Good sized rear garden, block paved patio, laid to lawn, shale areas, garden shed with power points.





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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