

**46 BALLIOL WAY, ASHTON IN
MAKERFIELD, WIGAN, WN4 9RD**

OFFERS OVER £300,000

- **Four Bedroom**
- **Detached**
- **Freehold**
- **Impressive
Throughout**
- **Wow Factor
Garden**
- **Modern Open
Plan Living
Accommodati
on**
- **Great For
Families**
- **Viewings
Essential**
- **EPC Rating: C**



Borron Shaw

Your local Estate Agent





FREEHOLD - WOW FACTOR DETACHED HOUSE - IMPRESSIVE THROUGHOUT - GREAT FOR FAMILIES - OPEN PLAN LIVING ACCOMODATION - TWO BATHROOMS - GOOD SIZED GARDEN WITH ENTERTAINMENT GAZEBO/PERGOLA - NOT ONE TO BE MISSED

Borron Shaw are delighted to be given the opportunity to market this stunning four bedroom detached house for sale situated on a sought after estate in Ashton-In-Makerfield. It comprises of:- Entrance Vestibule, Open Plan Lounge/Kitchen/Diner, Utility Room, Downstairs WC, Landing, Master Bedroom with En-Suite Bathroom, Three Further Bedrooms and a Family Bathroom.

It benefits from UPVC double glazing throughout and is warmed by gas central heating. It sits on a good sized plot with driveway parking for multiple cars, an integral garage and a garden with a gazebo/ pergola offering a great entertainment space. We really do expect high levels of interest in this property so call early to book viewings.

Entrance Vestibule

UPVC double glazed entrance door leading into the vestibule, laminate flooring.

Lounge/Kitchen/Diner 14'7" x 38' (4.45m x 11.58m)

Spacious open plan living accommodation.

The lounge section has laminate flooring, fuel burner fire, coved ceiling, UPVC double glazed window.

The kitchen has continued laminate flooring, modern fitted wall and base units cupboards and drawers with contrasting work surfaces, central island, ceramic white 1 ½ sink unit with drainer and mixer tap, built in eye level double electric oven, 5-ring gas burner hon with stainless steel chimney vent over, integrated dishwasher, wine cooler, inset spotlights, radiator, UPVC bi-folding double glazed doors opening out into the garden.

Utility Room 10'11" x 7'8" (3.33m x 2.34m)

Base units, combination boiler housed in cupboard, work top, radiator, UPVC double glazed window and

external door, internal door into the garage.

Downstairs WC

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

Landing

Very spacious, UPVC double glazed window, radiator, loft access.

Bedroom One 18' x 7'9" (5.49m x 2.36m)

UPVC double glazed window, fitted wardrobes and dresser, radiator.

En-Suite Bathroom

Bath with shower over, pedestal hand wash basin, low level WC, fully tiled walls and flooring, chrome radiator.

Bedroom Two 16'4" x 8'4" (4.98m x 2.54m)

UPVC double glazed window, fitted wardrobes and dresser, radiator.

Bedroom Three 8'6" x 13'4" (2.59m x 4.06m)

UPVC double glazed window, fitted wardrobes, radiator.

Bedroom Four 6' x 8'8" (1.83m x 2.64m)

UPVC double glazed window, radiator.

Family Bathroom

Good sized bathroom, freestanding bath with central tap, double walk in shower cubicle, his and hers hand wash basins housed in a vanity unit, low level WC, fully tiled walls and flooring, two chrome radiators, two UPVC double glazed windows.

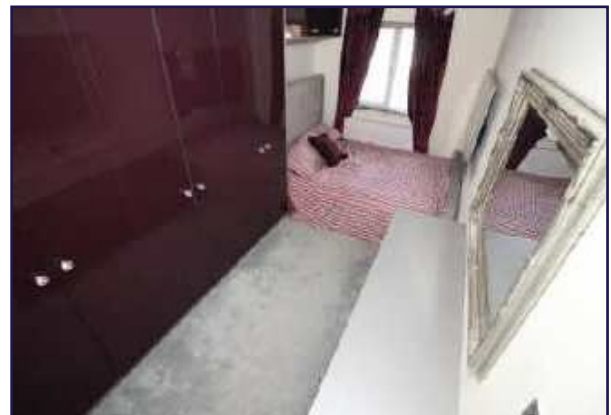
Exterior

Front: Garden fronted with tarmac and imprinted concrete driveways, brick wall boundaries.

Rear: Generous sized rear garden, mostly paved with Indian Stone with raised flower beds and fenced boundaries. Outside gazebo/pergola/entertainment area on a raised decked platform with covered sections, fitted out for a sauna.

Integrated Garage 12'8" x 8' (3.86m x 2.44m)

Roller door, power and lighting, internal door into the utility room.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		1	1
England & Wales		EU Directive 2002/91/EC	

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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