

**34 COWBURN STREET, HINDLEY,
WIGAN, WN2 4BZ**

OFFERS OVER £200,000

- **Three
Bedroom
Semi-
Detached
House**
- **Extended To
The Rear**
- **Deceptively
Spacious**
- **Well
Presented**
- **Impressive
Bathroom**
- **EPC Rating:
TBC**



Borron Shaw

Your local Estate Agent





EXTENDED SEMI-DETACHED HOUSE - WELL PRESENTED THROUGHOUT - IMPRESSIVE KITCHEN & BATHROOM - GOOD SIZE FOR FAMILIES - DRIVEWAY PARKING - CLOSE TO LOCAL AMENITIES - VIEWINGS ARE A MUST

Borron Shaw are delighted to offer for sale this semi-detached house in Hindley. It comprises of:- Entrance Vestibule, Lounge, Dining Room, Kitchen/Diner, Landing, Three Bedrooms and a Bathroom with a Bath and Double Shower Cubicle. It is a credit to the owners and would make a lovely family home. It benefits from UPVC double glazing throughout and is warmed by gas central heating.



Externally the property has gardens to the front and rear with driveway parking.

Viewings are highly recommended.

Entrance Vestibule

UPVC fully double glazed entrance door and window units, wooden flooring.

Hallway

UPVC door, storage cupboard, wooden flooring.

Lounge 11'4" x 21'8" (3.45m x 6.60m)

UPVC double glazed window, inset spotlights, two radiators, wooden flooring, coved ceiling, archway through to the dining room, staircase to first floor.

Dining Room 16'4" x 7'8" (4.98m x 2.34m)

Inset spotlights, radiator, wooden flooring.

Kitchen/Diner 17'7" x 19'9" (5.36m x 6.02m)

Generous sized kitchen/diner 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, built in electric oven, 4-ring gas burner hob with extractor over, plumbed for washing machine, partially tiled walls, tiled flooring, radiator, two Velux windows, full width UPVC double glazed window units and a rear door leading into the garden,

Landing



Loft access.

Bedroom One 15'1" x 8' (4.60m x 2.44m)

Double bedroom with a UPVC double glazed window and radiator.

Bedroom Two 7'9" x 12' (2.36m x 3.66m)

Double bedroom with a UPVC double glazed window, radiator and built in cupboard.

Bedroom Three 11'4" x 6'3" (3.45m x 1.91m)

Single bedroom with UPVC double glazed window, radiator and laminate flooring.

Bathroom

Fitted with a 4 piece suite comprising of white bath with shower head mixer tap, double shower cubicle, vanity unit housing the hand wash basin, low level WC, fully tiled walls and flooring, radiator, UPVC double glazed window.

Exterior

Front: Block paved driveway and lawned gardens, brick wall boundary with gated access.

Side/Rear: Paved and landscaped garden with raised flower beds, gated access.





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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