

**869 ATHERTON ROAD, HINDLEY
GREEN, WIGAN, WN2 4TB**

OFFERS OVER £199,950

- **Four Bedroom
End Terraced
House**
- **Off Road
Parking To
Rear**
- **All Double
Bedrooms**
- **Stunning
Inside & Out**
- **Good Sized
Dining Kitchen**
- **Not One To Be
Missed**
- **EPC Rating:
TBC**



Borron Shaw

Your local Estate Agent





FREEHOLD - RENOVATED TO AN IMPRESSIVE STANDARD - GOOD SIZED DINING KITCHEN - FOUR DOUBLE BEDROOMS - FRONT & REAR GARDENS - OFF ROAD PARKING TO THE REAR - CLOSE TO LOCAL AMENITIES - NO CHAIN

We are delighted to offer this stunning double fronted end of terraced house for sale situated on a popular street in Hindley Green. It comprises of:- Entrance Hallway, Dual Aspect Lounge, Dining Kitchen, Landing, Four Bedrooms and a Shower Room.

The property has been completed to a high standard and with no chain it is ready to move into.

There are front and rear gardens that have been well presented and are easy to maintain. There is a gravel driveway providing off road parking to the rear.

The gas and electric has been tested with certification.

The windows and doors all have fensa certificates.

Entrance Hallway

UPVC entrance door with double glazed decorative viewing panels leads into the hallway.

Lounge 9'5" x 22' (2.87m x 6.71m)

Dual aspect lounge with UPVC double glazed windows to the front and french doors overlooking the rear garden, inset spotlights, two radiators.

Kitchen/Diner 15'6" x 22' (4.72m x 6.71m)

Stunning, good sized kitchen/diner fitted with a range of modern wall and base units, cupboards and drawers with complementing work surfaces, stainless steel 1 ½ sink unit with drainer and mixer tap, two newly installed eye level electric ovens, new electric hob with stainless steel chimney vent over, new integrated fridge/freezer, dishwasher and washing machine, partially tiled walls, inset spotlights, two UPVC double glazed windows and rear door into the garden.

All the appliances come with guarantees as all newly fitted.

The combination boiler is newly fitted into one of the

Landing

Inset spotlights, loft access.

Bedroom One 10'1" x 10'2" (3.07m x 3.10m)

UPVC double glazed window, inset spotlights, radiator, built in storage/wardrobe.

Bedroom Two 9'4" x 11'9" (2.84m x 3.58m)

UPVC double glazed window, inset spotlights, radiator.

Bedroom Three 11'4" x 10'4" (3.45m x 3.15m)

UPVC double glazed window, inset spotlights, radiator.

Bedroom Four 8'10" x 8'6" (2.69m x 2.59m)

UPVC double glazed window, inset spotlights, radiator.

Shower Room

Step in shower cubicle, vanity unit housing the hand wash basin and WC with storage, fully tiled walls and flooring, chrome heated towel rail, UPVC double glazed window.

Exterior

Front: Garden fronted, artificial lawn, gated access, paved pathways, brick wall boundaries, front and rear access via side gate.

Rear: Generous sized decked area adjoining the rear of the house stepping down onto an artificial lawn/family garden, fence enclosed with gravel driveway providing off road parking.





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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