

**3A WESTLEIGH LANE, LEIGH, WIGAN,
WN7 5JE**

OFFERS OVER £105,000

- **Two Bedroom
Terraced
House**
- **No Chain**
- **Modern
Neutral Decor
Throughout**
- **Stunning
Kitchen and
Bathroom**
- **Close To
Westleigh
Park**
- **EPC Rating:
TBC**



Borron Shaw

Your local Estate Agent





NO CHAIN - MODERN INTERIOR - NEUTRAL DECOR - STUNNING KITCHEN & BATHROOM - REAR YARD WITH DOUBLE GATES FOR OFF ROAD PARKING - GREAT FOR FIRST TIME BUYERS - CLOSE TO WESTLEIGH PARK - VIEWINGS ARE ESSENTIAL

Borron Shaw are pleased to offer this two bedroom terraced house for sale situated close to Westleigh Park. It comprises of:- Entrance Vestibule, Lounge, Kitchen/Diner, Landing, Two Bedrooms and a Bathroom. It is a great buy for first time buyers. It benefits from UPVC double glazing throughout, is warmed by gas central heating and has double gates into the yard that provide off road parking.



Please call early to book viewings to avoid disappointment.

Entrance Vestibule

UPVC entrance door leading into the vestibule.

Lounge 14'9" x 13'3" (4.50m x 4.04m)

UPVC double glazed window, two radiators, laminate flooring.



Kitchen/Diner 14'9" x 14'8" (4.50m x 4.47m)

Spacious, modern kitchen 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, built in electric oven and hob with stainless steel chimney vent over, combination boiler, plumbed for washing machine, radiator, laminate flooring, UPVC double glazed window and rear door into the yard.

Landing

Loft access.



Bedroom One 14'9" x 10'7" (4.50m x 3.23m)

UPVC double glazed window, radiator.

Bedroom Two 17'9" x 7'4" (5.41m x 2.24m)

UPVC double glazed window, radiator.

Bathroom

UPVC double glazed window, I-shaped panel bath, step in shower cubicle, vanity unit housing the hand wash basin, inset spotlights, radiator.

Exterior

Front: Flush fronted.

Rear: Rear yard with double gates allowing for off road parking.





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			
		68	81
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	

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WN7 5JE**

63 MARKET STREET, HINDLEY, LANCASHIRE, WN2 3AE

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.

**FOR A FULL LISTING OF ALL OUR PROPERTIES VISIT OUR WEBSITES AT
www.borronshaw.co.uk, www.rightmove.co.uk & www.propertyfinder.com**

