

**19 HEATH GARDENS, HINDLEY GREEN,  
WIGAN, WN2 4TF**

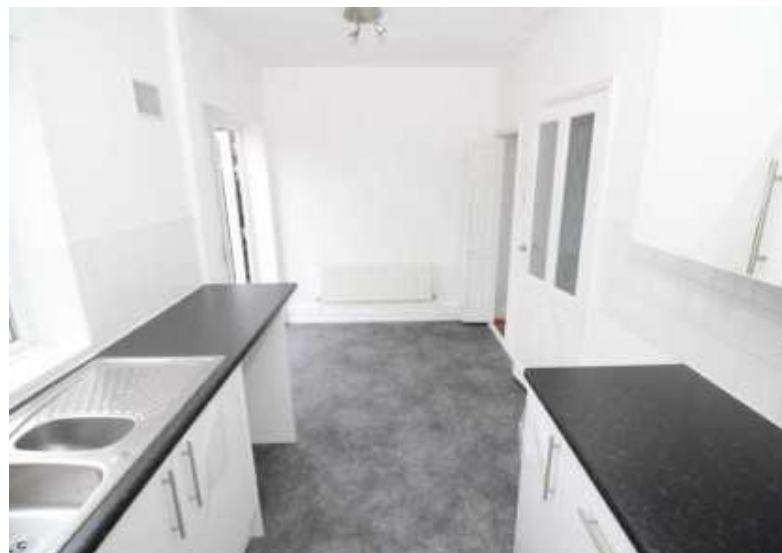
**OFFERS OVER £130,000**

- **Two Bedroom  
End Terraced  
House**
- **Excellent  
Presented**
- **No Chain**
- **Ready To  
Move Into**
- **Gardens to  
Front & Rear**
- **Driveway  
Parking**
- **Great For First  
Time Buyers**
- **EPC Rating: C**



# **Borron Shaw**

Your local Estate Agent





NO CHAIN - EXCELLENT PRESENTATION THROUGHOUT - NO CHAIN - READY TO MOVE INTO - FRONT & REAR GARDENS - DRIVEWAY PARKING - VIEWINGS ARE HIGHLY RECOMMENDED

Borron Shaw are pleased to be able to offer for sale this stunning end of terraced house for sale situated in Hindley Green. It comprises of:- Entrance Hallway, Lounge, Kitchen/Diner, Landing, Two Bedrooms and a Bathroom. It benefits from UPVC double glazing and is warmed by gas central heating. Externally the property has gardens to the front and rear that have been well maintained and there is a driveway.

This property will make a lovely home for a first time buyer and we expect it to sell quickly so call early to book a viewing.

### **Entrance Hallway**

Storm porch over a UPVC entrance door with double glazed viewing panel leading into the hallway.

### **Lounge 12'6" x 12'1" (3.81m x 3.68m)**

UP VC double glazed window, feature fire in surround, coved ceiling, radiator.

### **Kitchen/Diner 8'1" x 15'3" (2.46m x 4.65m)**

Monochrome kitchen/diner fitted with a range of wall and base units, cupboards and drawers with contrasting work surfaces, stainless steel 1 ½ sink unit with drainer and mixer tap, built in electric oven, electric hob with extractor hood over, partially tiled walls, under stairs storage, radiator, UPVC double glazed window and rear door into the garden.

### **Landing**

Side facing UPVC double glazed window.

### **Bedroom One 15'4" x 10'2" (4.67m x 3.10m)**

UPVC double glazed window, laminate flooring, radiator.

### **Bedroom Two 9'5" x 10'3" (2.87m x 3.12m)**

UPVC double glazed window, laminate flooring, radiator.

Loft access via drop down ladder, the loft is boarded out.

## Bathroom

White panel bath with shower and glass shower screen over, pedestal hand wash basin, low level WC, combination boiler in unit, partially tiled walls, tiled flooring, radiator, UPVC double glazed window.



## Exterior

Front: Lawned gardens with landscaped areas, fence enclosed with gated access. Driveway parking with side gate to side/rear garden.

Rear: Flagged patio adjoins the house, lawned garden with fenced boundaries.

External power point outside. Shed that also has mains and a fridge freezer.







## 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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