

THE RAILWAY HOUSE, 91 WALKDEN AVENUE, SWINLEY, WIGAN, WN1 2JB

£220,000

- Sought After Location
- Three Bedroomed Semi Detached House
- Lounge/Diner Fitted Kitchen
- Utility Family Bathroom
- Driveway for Multi Vehicle Parking
- Gardens
- EPC Rating: D



Borron Shaw

Your local Estate Agent





We are delighted to offer for sale this well appointed three bedroomed semi detached house and an ideal family home, situated in a popular residential location , close to Wigan town centre and Mesnes Park. Benefits from double glazing and gas central heating. Briefly comprising of entrance hallway, lounge/diner, fitted kitchen, utility, landing, three bedrooms and a family bathroom. gardens and driveway for off the road parking. VIEWINGS NOW INVITED.



Entrance Hallway

Double glazed front entrance door, laminate flooring, covered radiator, understair storage.

Lounge/Dining Room 22'7" x 11'1" (6.88m x 3.38m)

Fitted gas fire with feature surround, laminate flooring, double glazed window to front and double glazed french doors leading to rear garden, two double radiators, coved ceiling.



Kitchen 9'4" x 8'10" (2.84m x 2.69m)

Range of wall and base units with matching work surfaces, single drainer sink unit with mixer tap over, fitted gas hob with electric oven, extractor hood, gas central heating boiler, plumbing for automatic washing machine, double glazed window.

Utility Room 8'8" x 7'8" (2.64m x 2.34m)

Breakfast bar/worktop, tiled flooring, double glazed window and side door, radiator.

Landing

Side double glazed window, loft access via drop down ladder, laminate flooring.



Bedroom One 11' x 11'2" (3.35m x 3.40m)

Double glazed window, radiator, laminate flooring.

Bedroom Two 10'8" x 11'3" (3.25m x 3.43m)

Double glazed window, radiator, laminate flooring.

Bedroom Three 8'11" x 7'9" (2.72m x 2.36m)

Double glazed window, radiator, laminate flooring.

Bathroom

P shaped bath with shower over and screen, vanity unit with inset washbasin, low level w/c, tiled flooring, fully tiled walls, chrome radiator, double glazed window.

External

Front: Landscaped garden with multi vehicle parking.

Side: Gravel area with gated access.

Rear: Good size garden area mainly lawned with flagged patio area, fence boundaries..





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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