

**7 OAK AVENUE, HINDLEY GREEN,  
WIGAN, WN2 4LZ**

**OFFERS OVER £140,000**

- **THREE  
BEDROOMED  
SEMI  
DETACHED  
HOUSE  
SITUATED IN  
A SOUGHT  
AFTER AREA  
IDEAL FOR  
FIRST TIME  
BUYERS**
- **NO CHAIN!**
- **EPC RATING:  
D**



# Borron Shaw

Your local Estate Agent





**NO CHAIN! IDEAL FOR THE FIRST TIME BUYER! VIEWING RECOMMENDED!**

We are pleased to offer for sale this three bedroomed semi detached house with landscaped gardens. Situated in a residential sought after location of Hindley Green. Internally briefly comprising of Lounge, kitchen, ground floor bathroom and separate w/c On the first floor are three bedrooms.

### Entrance Hallway

Double glazed entrance door.

### Lounge 12'8 x 12'10 (3.86m x 3.91m)

Bay double glazed window, double radiator, disconnected gas fire with feature surround, coved ceiling.

### Kitchen 8'7 x 8'3 (2.62m x 2.51m)

Range of wall and base units with complementary work surfaces, freestanding electric cooker, cooker hood, single drainer sink unit with mixer tap over, part tiled walls, plumbing for automatic washing machine, double bay glazed window.

### Anti-Space

Doorway from kitchen leading to anti space for useful storage.

### Ground Floor Bathroom

Two piece white suite. Bath with shower over, pedestal wash handbasin, part tiled walls, radiator, double glazed window, vinyl tiled flooring.

### Ground Floor w.c.

Low level w/c, wall mounted gas central heating boiler, part tiled walls.

### Landing

Loft access, double glazed window to side elevation.

### Bedroom One 16'4 x 9'9 (4.98m x 2.97m)

Two double glazed windows, radiator.

### Bedroom Two 9'8 x 9'5 (2.95m x 2.87m)

Double glazed window, radiator.

### Bedroom Three 6'9 x 6'5 (2.06m x 1.96m)

Double glazed window.

### Exterior

Front: landscaped paved garden area, gated access.

Rear: Lawned garden area, paved garden areas, garden shed, fenced boundaries.

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			
England & Wales			
EU Directive 2002/91/EC			
		67	86

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			
		1	1



## **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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