

**35 CALE LANE, ASPULL, WIGAN,
WN2 1HA**

£129,950

- **Three
Bedroom
Semi-
Detached
House**
 - **Garage &
Driveway**
 - **No Chain**
 - **Front & Rear
Gardens**
 - **In Need Of
Some
Renovation**
- EPC Rating: D**



Borron Shaw

Your local Estate Agent



NO CHAIN - IN NEED OF RENOVATION - POPULAR LOCATION - FRONT & REAR GARDENS - GARAGE & DRIVEWAY - VIEWINGS BY APPOINTMENT ONLY

Borron Shaw are pleased to offer this semi-detached house for sale situated in Aspull, Wigan. It comprises of:- Entrance Hallway, Lounge, Kitchen, Landing, Three Bedrooms and a Bathroom. It does require renovation but will make a lovely home when the works have been completed. Externally the property has front and rear gardens with a driveway for two cars and a detached single garage.

Viewings are essential to appreciate what is on offer here.

Entrance Hallway

Entrance door leading into the hallway with under stairs storage and a double glazed window.

Lounge 21'8" x 11'1" (6.60m x 3.38m)

Double glazed bay window, gas fire in feature surround, laminate flooring, two radiators, double glazed french doors.

Kitchen 15'1" x 8'4" (4.60m x 2.54m)

Fitted with a range of wall and base units, cupboards and drawers with work tops, gas hob, electric oven, stainless steel chimney vent, single sink unit, plumbed for washing machine, partially tiled walls, tiled flooring, radiator, double glazed window.

Landing

Loft access, double glazed window.

Bedroom One 11'2" x 9'4" (3.40m x 2.84m)

Double glazed window, radiator.

Bedroom Two 10'1" x 9'4" (3.07m x 2.84m)

Double glazed window, radiator, laminate flooring.

Bedroom Three 8'3" x 6'4" (2.51m x 1.93m)

Double glazed window, radiator, laminate flooring.

Bathroom

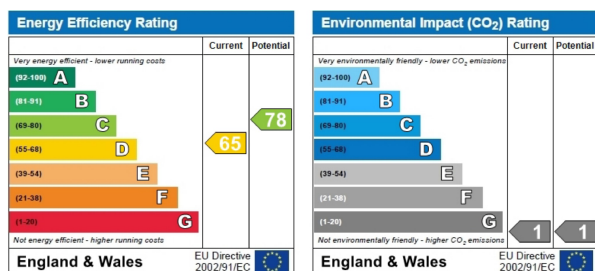
Bath with shower over, pedestal hand wash basin, low level WC, partially tiled walls, chrome radiator, double glazed window.

Exterior

Front: Landscaped front garden with driveway for two cars. Rear: Paved patio area leading to the lawned family garden, mature plants and shrubs, not directly overlooked.

Garage

Detached single garage with up and over door.



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
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