

**47 MORNINGTON ROAD, HINDLEY
GREEN, WIGAN, WN2 4LG**

OFFERS OVER £165,000

- Freehold Four
Bedroomed
Semi-
Detached
House
- Cloaks & WC
- Spacious
Corner Plot
- Two Reception
Rooms
- Double
Garage
- No Onward
Chain
- Epc Rating: D



Borron Shaw

Your local Estate Agent





**FREEHOLD - NO OWARD CHAIN - IDEAL FAMILY HOME
CORNER PLOT -SPACIOUS ACCOMMODATION - FOUR
BEDROOMS - TWO RECEPTION ROOMS**

Semi-detached house that provides the following accommodation: Entrance Hallway, Cloaks & WC, Lounge, Kitchen, Landing, Four Bedrooms, Bathroom, Gardens Front, Side And Rear. Double Garage. Gas Central Heating System And Double Glazing.

Viewings very much recommended,

Entrance Hallway

Double glazed entrance door. Staircase to first floor. Tiled floor. Radiator.

Cloaks & WC

Double glazed Window. Pedestal wash hand basin. Low level WC.

Lounge 15'1" x 13'9" (4.60m x 4.19m)

Laminated floor. Textured and coved ceiling. Radiator. Double glazed window.

Kitchen 10'6" x 9'5" (3.20m x 2.87m)

Spacious dining 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 over, built in electric oven, hob with extractor over, plumbed for washing machine, splash back tiling and partially tiled walls, under stairs storage, radiator, UPVC double glazed window.

Landing

Bedroom One 13'1" x 10'3" (3.99m x 3.12m)

Radiator. Double glazed window.

Bedroom Two 13'4" x 8'5" (4.06m x 2.57m)

Radiator. Double glazed window.

Bedroom Three 9'8" x 9'1" (2.95m x 2.77m)

Radiator. Double glazed window.

Bedroom Four 8'2" x 7'5" (2.49m x 2.26m)

Radiator. Double glazed window.

Bathroom 10'3" x 6'1" (3.12m x 1.85m)

Three piece suite comprising; Panelled bath, pedestal wash hand basin, low level wc, part tiled walls, radiator, double glazed window

Exterior

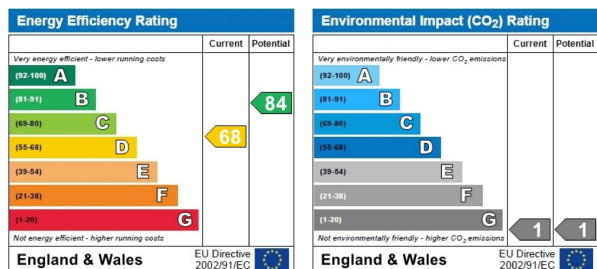
Front: Lawned garden. Paved pathway.

Side: Lawned garden area.

Rear: Lawned garden area. Paved patio areas.

Double Garage

Brick construction. 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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