

**NEW BUILD, SANDBROOK ROAD,
ORRELL, WIGAN, WN5 7ES**

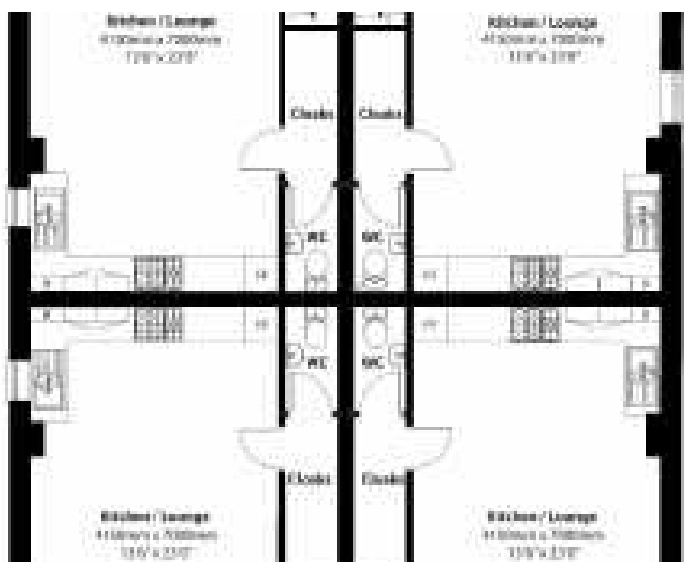
PRICE £170,000

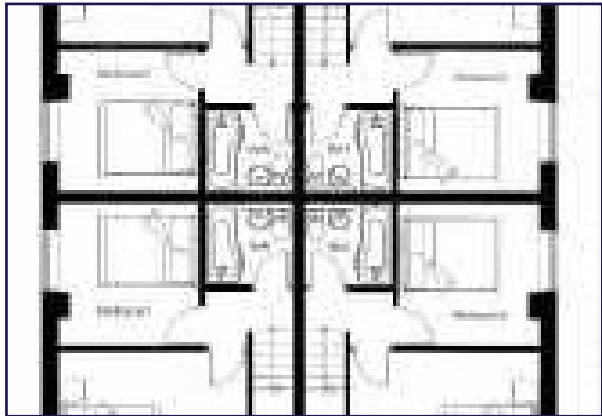
- **FOUR NEW
BUILDS**
- **BACK-TO-
BACK SEMI-
DETACHED
HOUSES**
- **NEWLY
RELEASED**
- **NOT TO BE
MISSED**
- **SOUGHT
AFTER
LOCATION**
- **EPC
RATINGS:
TBC**



Borron Shaw

Your local Estate Agent





NEWLY RELEASED - FOUR NEW BUILDS - NOW READY FOR VIEWINGS - NOT TO BE MISSED!!! SEMI-DETACHED HOUSES - FRONT GARDENS - SECURE PARKING

HALLWAY, CLOAKROOM, DOWNSTAIRS WC, OPEN PLAN LOUNGE/KITCHEN/DINER, LANDING, TWO BEDROOMS & BATHROOM SOUGHT AFTER LOCATION - CALL EARLY TO BOOK VIEWINGS TO AVOID DISSAPOINTMENT

Entrance Hallway

Entrance door leading into the hallway with staircase to the first floor.

Cloakroom

Internal door leading to the WC.

Downstairs WC

Low level WC, hand wash basin.

Lounge/Dining Room/Kitchen

Two UPVC double glazed windows, internal door into the cloakroom, kitchen is fitted with a range of wall and base units, cupboards and drawers with central island, 1 ½ sink unit with drainer and mixer tap, electric oven and 5-ring gas burner hob.

Landing

Internal doors with access to the bedrooms and bathroom.

Bedroom One

UPVC double glazed window, built in wardrobe.

Bedroom Two

UPVC double glazed window, built in wardrobe.

Bathroom

P-shaped bath with shower over, hand wash basin, low level WC.

Exterior

Front: Garden fronted with allocated parking.

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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