

**7 ELLERGREEN ROAD, HINDLEY
GREEN, WIGAN, WN2 4GF**

OFFERS OVER £325,000

- **Five Bedroom
Detached
House**
- **Extended To
The Rear**
- **Spacious
Living
Accommodati
on**
- **Impressive
Presentation**
- **Great For
Families**
- **Rear Garden**
- **EPC Rating:
TBC**



Borron Shaw

Your local Estate Agent





IMPRESSIVE THROUGHOUT - EXTENDED TO THE REAR - SPACIOUS LIVING ACCOMODATION - GREAT FOR FAMILIES - DRIVEWAY PARKING - FAMILY SIZED REAR GARDEN - NOT ONE TO BE MISSED

Borron Shaw are delighted to offer for sale this extended detached house for sale situated on a popular estate in Hindley Green. It comprises of:- Entrance Hallway, Cloakroom, Open Plan Lounge/ Dining Room/Living Room/Breakfast Kitchen, Bedroom Five, Landing, Master Bedroom, En-Suite Shower Room, Bedrooms Two, Three and Four and a Family Bathroom. No expense has been spared and this property is in immaculate condition.

It benefits from UPVC double glazing throughout, is warmed by gas central heating, driveway parking and a rear garden. This is not one to be missed as this would be a dream home for families.

Entrance Hallway

UPVC double glazed entrance door leads into the hallway with hardwood flooring.

Cloakroom

Low level WC, hand wash basin set in vanity unit, tiled flooring, UPVC double glazed window.

Open Plan Lounge 17'5" x 12'5" (5.31m x 3.78m)

Full width extension creating a lounge to the rear of the property, UPVC double glazed french doors into the garden, two Velux windows, laminate flooring, two feature radiators.

Open Plan Dining Room 15'1" x 8'9" (4.60m x 2.67m)

Staircase to first floor, laminate flooring, radiator, coved ceiling.

Open Plan Living Room 13'6" x 11'5" (4.11m x 3.48m)

Electric fire set in feature fireplace, laminate flooring, radiator.

Breakfast Kitchen 15'9" x 8'1" (4.80m x 2.46m)

Modern kitchen fitted with a range of wall and base units, cupboards and drawers with contrasting work surfaces, 1 ½ sink unit with drainer and mixer tap over, built in double oven, 4-ring gas burner hob with chimney vent over, integrated fridge/freezer, plumbed for washing machine, partially tiled walls, tiled flooring, under stairs storage, radiator, UPVC double glazed window.



Bedroom Five 10'5" x 6'5" (3.18m x 1.96m)

UPVC double glazed window, radiator.

Landing

UPVC double glazed window, spindle balustrade.

Bedroom One 12'5" x 11'9" (3.78m x 3.58m)

UPVC double glazed window, radiator.



En-Suite Shower Room

Step in shower cubicle, pedestal hand wash basin, low level WC, UPVC double glazed window.



Bedroom Two 11'2" x 8'7" (3.40m x 2.62m)

UPVC double glazed window, laminate flooring, radiator.

Bedroom Three 12'5" x 8'6" (3.78m x 2.59m)

UPVC double glazed window, laminate flooring, radiator.

Bedroom Four 9'3" x 7'1" (2.82m x 2.16m)

UPVC double glazed window, laminate flooring, radiator.



Family Bathroom

Panelled bath with feature shower and glass shower screen over, hand wash basin set in vanity unit, low level WC, fully tiled walls, ceramic tiled floor, radiator, UPVC double glazed window.

Exterior

Front: Block paved driveway.

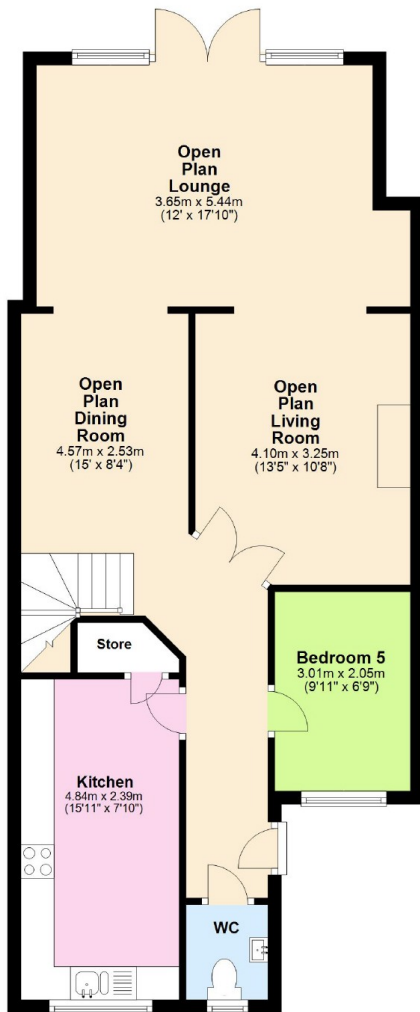
Rear: Rear garden with raised decked patio, artificial lawn, gated access to a paved patio, fenced boundaries.



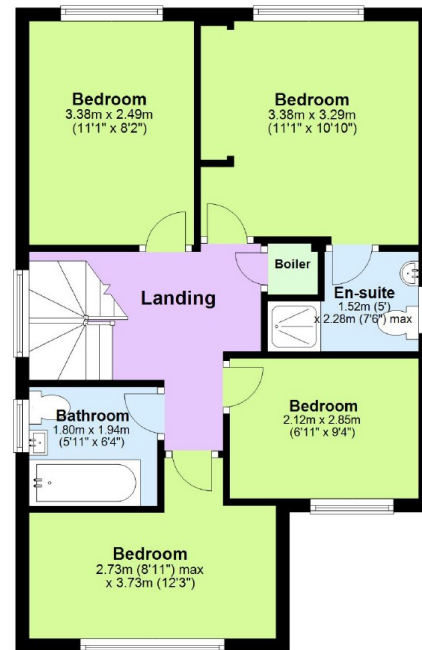
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	84
England & Wales		EU Directive 2002/91/EC	

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

Ground Floor



First Floor



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
www.borronshaw.co.uk, www.rightmove.co.uk & www.propertyfinder.com**

