

**36 VICTORIA TERRACE, BICKERSHAW,
WIGAN, WN2 4AD**

OFFERS OVER £120,000

- **Three
Bedroom Bay
Fronted
Terraced
House**
- **Two Reception
Rooms**
- **Ready To
Move Into
Condition**
- **No Chain**
- **Gardens to
Front & Rear**
- **EPC Rating:
TBC**



Borron Shaw

Your local Estate Agent





NO CHAIN - BAY FRONTED TERRACED HOUSE - TWO RECEPTION ROOMS - READY TO MOVE INTO CONDITION - NEUTRAL COLOUR SCHEME - VIEWINGS ARE HIGHLY RECOMMENDED

Borron Shaw are pleased to offer for sale this mid terraced house situated on a popular street in Bickershaw. It comprises of:- Entrance Hallway, Lounge, Dining Room, Kitchen, Landing, Three Bedrooms and a Bathroom. It benefits from UPVC double glazing throughout and is warmed by gas central heating. Externally the property is garden fronted with a rear yard. This is a great opportunity for first time buyers and viewings are essential to appreciate what is on offer here.



Entrance Hallway

UPVC entrance door with double glazed viewing panels leads into the hallway, radiator.

Lounge 16'2" x 11' (4.93m x 3.35m)

UPVC double glazed bay window, feature fire set in surround, radiator.



Dining Room 11'9" x 13'10" (3.58m x 4.22m)

UPVC french doors overlooking the yard, under stairs storage, radiator.

Kitchen 10'5" x 7'3" (3.18m x 2.21m)

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, built in electric oven, 4-ring burner hob with stainless steel chimney vent over, combination boiler in unit, plumbed for washing machine, partially tiled walls, radiator, radiator, UPVC double glazed window and door to rear garden.



Landing

Spacious landing with loft access, velux window.

Bedroom One 13'6" x 14'9" (4.11m x 4.50m)

UPVC double glazed window, radiator.

Bedroom Two 8'10" x 8'10" (2.69m x 2.69m)

UPVC double glazed window, radiator.

Bedroom Three 10'5" x 7'3" (3.18m x 2.21m)

UPVC double glazed window, radiator.

Bathroom

Bath with shower and glass shower screen over, pedestal hand wash basin, low level WC, partially tiled walls, chrome radiator.

Exterior

Front: Garden fronted with gated access.

Rear: Flagged rear yard, brick wall enclosed with gated access, two brick built storage cupboards.





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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