

**8 CARR STREET, HINDLEY, WIGAN,  
WN2 3LG**

**OFFERS OVER £95,000**

- **Three  
Bedroom  
Terraced  
House**
- **Ideally  
Located  
Within  
Walking  
Distance of  
Hindley Town  
Centre**
- **Great For  
Investors or  
First Time  
Buyers**
- **EPC Rating: E**



# **Borron Shaw**

Your local Estate Agent





GREAT FOR FIRST TIME BUYERS OR INVESTORS - WALKING DISTANCE TO HINDLEY TOWN CENTRE - UPVC DOUBLE GLAZING & GAS CENTRAL HEATING - VIEWINGS ARE HIGHLY RECOMMENDED

Borron Shaw are pleased to offer this terraced house for sale situated close to the heart of Hindley Town Centre. It comprises of:- Entrance Hallway, Lounge, Dining Kitchen, Landing, Three Bedrooms and a Bathroom. There is an easy to maintain paved yard to the rear. It benefits from UPVC double glazing throughout and is warmed by gas central heating.

We do believe that this property will sell quickly as its well presented throughout so call early to book viewings to avoid disappointment.

### **Entrance Vestibule**

UPVC double glazed entrance door leads into the vestibule.

### **Lounge 15'9" x 13'5" (4.80m x 4.09m)**

UPVC double glazed window, meter/storage cupboard, radiator.

### **Dining Kitchen 13'8" x 9'8" (4.17m x 2.95m)**

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 and hob with stainless steel chimney vent over, plumbed for washing machine, partially tiled walls, under stairs storage, UPVC double glazed window and door into the rear garden.

### **Landing**

Access to the roof space, spindle balustrade.

### **Bedroom One 15'3" x 13'5" (4.65m x 4.09m)**

UPVC double glazed window, radiator.

### **Bedroom Two 13'5" x 8'9" (4.09m x 2.67m)**

UPVC double glazed window, radiator.

### **Bedroom Three 10'2" x 8'10" (3.10m x 2.69m)**



UPVC double glazed window, radiator.

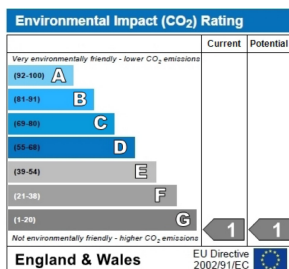
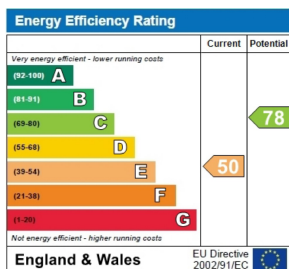
### Bathroom

Panel bath with shower and glass shower screen over, hand wash basin set in vanity unit, low level WC, fully tiled walls, heated towel rails, UPVC double glazed window.

### Exterior

Front: Flush fronted.

Rear: Paved rear yard with brick wall boundaries and gated access.





## 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.

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