

**5 DORSTONE CLOSE, HINDLEY GREEN,
WIGAN, WN2 4HY**

OFFERS OVER £350,000

- Impressive Detached House
- Generous Sized Plot
- Multiple Rooms
- Larger Than Average Garden
- In and Out Driveway
- Extended
- Detached Garage/Bar
- EPC Rating:



Borron Shaw

Your local Estate Agent





FREEHOLD - IMPRESSIVE EXTENDED HOUSE - GENEROUS SIZED PLOT - IN AND OUT DRIVEWAY - LARGER THEN AVERAGE GARDEN - GREAT FOR FAMILIES - DETACHED GARAGE/ BAR - VIEWINGS ARE HIGHLY RECOMMENDED TO APPRECIATE WHAT IS ON OFFER HERE

Borron Shaw are more then pleased to have the opportunity to sell this detached house that sits on a generous sized plot in Hindley Green. It comprises of:- Entrance Hallway, Cloaks/WC, Lounge, Second Lounge, Dining Room, Conservatory, Kitchen, Utility Room, Landing, Four Bedrooms and a Bathroom. It benefits from UPVC double glazing throughout and is warmed by gas central heating.

The real selling point is the plot that this property sits on with its larger then average garden and detached garage currently used as a bar. This property has heaps of potential to become a dream home for the buyer.

Entrance Hallway

Storm porch over a UPVC double glazed entrance door that leads into the hallway, staircase to the first floor, radiator.

Cloaks/WC

Low level WC, floating hand wash basin, radiator, UPVC double glazed window.

Lounge 20'1" x 13'1" (6.12m x 3.99m)

UPVC double glazed bay window, living flame gas fire set in feature surround, laminate flooring, coved ceiling, radiator.

Second Lounge 16'5" x 17'5" (5.00m x 5.31m)

UPVC double glazed bay window, laminate flooring, coved ceiling, radiator.

Dining Room 10'1" x 13'5" (3.07m x 4.09m)

UPVC double glazed patio doors leading into the garden, laminate flooring, radiator.

Conservatory 17'5" x 11'3" (5.31m x 3.43m)

All round UPVC double glazed windows, power and

lighting, tiled flooring, radiator.

Kitchen 14'8" x 9'8" (4.47m x 2.95m)

Fitted with a range of wall and base units, cupboards and drawers with contrasting work surfaces, central island, 1 ½ sink unit with drainer and mixer tap, built in electric oven, 4-ring gas burner hob with chimney vent over, partially tiled walls, tiled flooring, UPVC double glazed window.

Utility Room 9'8" x 7'5" (2.95m x 2.26m)

Stainless steel sink unit, UPVC double glazed window, radiator.

Landing

Access to the roof space, spindle balustrade.

Bedroom One 13'5" x 12'5" (4.09m x 3.78m)

UPVC double glazed window, fitted wardrobes and over bed head cupboards, radiator.

Bedroom Two 12'1" x 11'1" (3.68m x 3.38m)

UPVC double glazed window, radiator.

Bedroom Three 11'5" x 9'1" (3.48m x 2.77m)

UPVC double glazed window, laminate flooring, radiator.

Bedroom Four 7'1" x 6'5" (2.16m x 1.96m)

UPVC double glazed window, radiator.

Bathroom

Freestanding roll top bath, double shower cubicle, pedestal hand wash basin, low level WC, fully tiles walls and flooring, UPVC double glazed window.

Exterior

Front: In and out driveway leading up to the house.

Side: Gated access to the detached garage.

Rear: Larger then average rear garden, laid to lawn with paved patio area and mature shrub borders.

Garage/Bar

Detached brick built garage with up and over doors, power and lighting, currently fitted out and used as a bar, french doors and side 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.

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

