

**6 SCARISBRICK STREET, SWINLEY,  
WIGAN, WN1 2BS**

**OFFERS OVER £150,000**

- Two Bedroom
- Traditional  
Style Terraced  
House
- Stunning  
Presentation  
Throughout
- Good Sized  
Bathroom
- Sought After  
Location
- Great For First  
Time Buyers
- EPC Rating:  
TBC



# Borron Shaw

Your local Estate Agent





SOUGHT AFTER LOCATION - STUNNING PRESENTATION THROUGHOUT - CELLAR ROOMS - LARGER THEN AVERAGE BATHROOM - WITH TRADITIONAL FEATURES - GREAT FOR FIRST TIME BUYERS - CLOSE TO THE TOWN CENTRE - VIEWINGS ARE ESSENTIAL

Borron Shaw are pleased to offer this mid terraced house for sale situated in Swinley, a popular part of Wigan. It comprises of:- Entrance Hallway, Lounge, Dining Room, Kitchen. Cellar Rooms, Landing, Two Bedrooms and a Bathroom. It benefits from UPVC double glazing throughout and is warmed by gas central heating.

The property has real curb appeal with its decorative flush front and its courtyard style rear yard. We do expect this property to sell quickly as it will attract many potential buyers.

### **Entrance Hallway**

Traditional style entrance door leading into the hallway fitted with wooden flooring.

### **Lounge 13'6" x 13'5" (4.11m x 4.09m)**

UPVC double glazed window, modern living flame gas fire in feature surround, solid oak flooring, traditional features include coved ceiling and a picture rail, radiator.

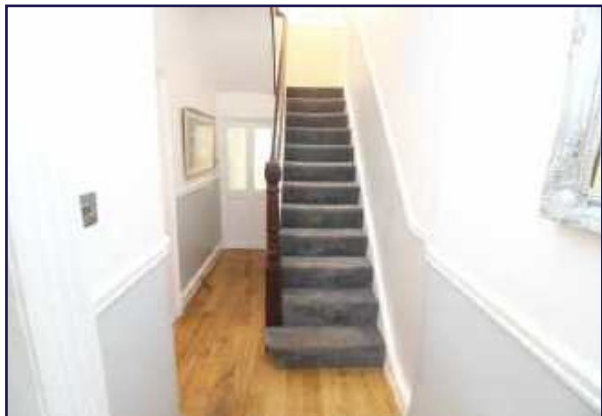
### **Dining Room 12'6" x 11'5" (3.81m x 3.48m)**

UPVC double glazed french door opens out into the yard, period style fire surround, wooden flooring, coved ceiling, radiator.

### **Kitchen 15'7" x 10'5" (4.75m x 3.18m)**

Good sized shaker style kitchen fitted with a range of wall and base units, cupboards and drawers with contrasting work surfaces, white ceramic sink unit with drainer and mixer tap, range style cooker set in traditional surround with extractor over, gas and electric cooker points, integrated fridge/freezer, partially tiled walls, radiator, UPVC double glazed window and external door to the side of the house, staircase to the cellar.





**Cellar - Room One 11'5" x 12'9" (3.48m x 3.89m)**

**Cellar - Room Two 14'1" x 13'2" (4.29m x 4.01m)**

Slate flooring.

## **Landing**

## **Landing**

Dog leg landing, spindle staircases, radiator.



**Bedroom One 17'5" x 13'6" (5.31m x 4.11m)**

UPVC double glazed window, built in wardrobe, laminate flooring, radiator.

**Bedroom Two 12'8" x 12'9" (3.86m x 3.89m)**

UPVC double glazed window, combination boiler, wooden flooring, radiator.

**Bathroom 12'5" x 12'9" (3.78m x 3.89m)**

Larger than average bathroom with freestanding bath, double walk in shower cubicle, wall mounted feature hand wash basin, low level WC and bidet set into the tiled wall, fully tiled walls and flooring, chrome heated towel rail, inset spotlights, UPVC double glazed window.



## **Exterior**

Front: Flush fronted.

Rear: Courtyard style rear yard, raised decked patio, Indian stone flagged yard, fenced boundaries.



## **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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