

**172 CITY ROAD, KITT GREEN, WIGAN,  
WN5 0BG**

**OFFERS OVER £85,000**

- Two Bedroom End Terraced House
- In Need Of Some Refurbishment
- Kitchen Diner
- Good Sized Rear Yard
- Off Road Parking To Rear
- No Onwards Chain
- EPC Rating: E



# Borron Shaw

Your local Estate Agent



NO CHAIN - IN NEED OF SOME REFURBISHMENT -  
DOUBLE GATES TO REAR FOR OFF ROAD  
PARKING - GREAT FOR FIRST TIME BUYERS OR  
INVESTORS - CLOSE TO LOCAL AMENITIES

Borron Shaw are pleased to offer this end terraced house for sale situated close to local amenities in Kitt Green. It comprises of:- Entrance Vestibule, Lounge, Kitchen Diner, Landing, Two Bedrooms and a Bathroom. It is in need of some modernisation but will make a lovely home for first time buyers when the work is completed. It benefits from UPVC double glazing throughout and is warmed by gas central heating. Externally the property is flush fronted with a rear yard that has double gates providing off road parking.

## Entrance Vestibule

UPVC entrance door with double glazed viewing panels leading into the vestibule.

**Lounge 14'10" x 12'9" (4.52m x 3.89m)**

UPVC double glazed window, laminate flooring, radiator.

**Kitchen Diner 13' x 12' (3.96m x 3.66m)**

Fitted with a range of wall and base units, cupboards and drawers with work tops, single sink unit, electric oven, gas hob, extractor hood, combination boiler, plumbed for washing machine, under stairs storage, partially tiled walls, tiled flooring, radiator, UPVC rear door.

## Landing

**Bedroom One 13' x 12'9" (3.96m x 3.89m)**

UPVC double glazed window, laminate flooring, radiator.

**Bedroom Two 9'6" x 9'9" (2.90m x 2.97m)**

UPVC double glazed window, laminate flooring, radiator.

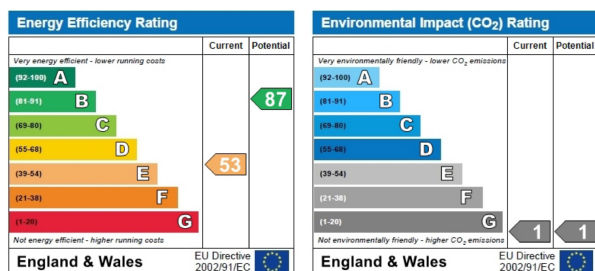
## Bathroom

Four piece bathroom suite, bath with shower over,  
pedestal hand wash basin, low level

## Exterior

Front: Flush fronted.

Rear: Rear yard, paved patio, landscaped gardens, garden shed, decked patio area, double gates for off road parking, water top.



## **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](http://www.borronshaw.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk) & [www.propertyfinder.com](http://www.propertyfinder.com)**

