

**3 DEANS GATE, HINDLEY, WN2 3LD**

**£150,000**

- **Three Bedroomed End Terrace House In Need of Full Refurbishment Would Suit DIY Enthusiasts with Massive Potential No Chain**
- **Lounge Kitchen Bathrooms**
- **EPC Rating: E**



# **Borron Shaw**

Your local Estate Agent





No Chain! A three bedroomed end terraced property situated in a popular location close to all amenities, shops, schools, churches and transport networks. In need of full refurbishment with massive potential, would suit DIY enthusiasts. Comprising of : Lounge, dining kitchen, bathroom, landing, three bedrooms (one currently used as a kitchen), bathroom. garden.

### **Bathroom**

Panelled bath, low level w/c, pedestal wash handbasin, glazed window.

### **Lounge**

Three sash windows, fitted gas fire.

### **Dining Kitchen**

Range of wall and base units with worktops, wall mounted combi boiler, wall mounted gas fire, single drainer sink unit, two sash windows, entrance door.

### **Bedroom One**

Two double glazed windows, radiator, feature fireplace.

### **Bedroom Two**

Double glazed window, radiator.

### **Bedroom Three ( Kitchen)**

Wall and base unit, single drainer sink unit, double glazed window, wall mounted gas fired boiler.

### **Bathroom**

Panelled bath, pedestal wash handbasin, double glazed window.

### **Exterior**

Front: Flush fronted.

Side: Garden area with shed.

Rear: small garden area.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		46	81
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		39	77
EU Directive 2002/91/EC			



## 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)**

