

**12 HEBER STREET, INCE, WIGAN,
WN2 2BB**

£99,950

- Two Bedroom Terraced House
- Spacious Dining Kitchen
- En-Suite
- Great For First Time Buyers or Rental Investors
- No Chain
- Viewings Recommended
- EPC Rating: C



Borron Shaw

Your local Estate Agent





NO CHAIN - SPACIOUS DINING KITCHEN - EN-SUITE - GREAT FOR FIRST TIME BUYERS & RENTAL INVESTORS - CLOSE TO LOCAL AMENITIES - VIEWINGS ARE RECOMMENDED

Borron Shaw are pleased to offer for sale this well presented terraced house for sale situated in Ince close to the local amenities. It comprises of:- Entrance Vestibule, Lounge, Dining Kitchen, Downstairs WC, Landing, Two Bedrooms and an En-Suite. It benefits from UPVC double glazing throughout and is warmed by gas central heating. Externally the property is flush fronted with a yard to the rear.

This property will appeal to plenty of people and we do expect high viewing levels so call early to book a viewing to avoid disappointment.

Entrance Vestibule

UPVC entrance door leading into the vestibule.

Lounge 13'5" x 13'1" (4.09m x 3.99m)

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

Dining Kitchen 12'5" x 11'5" (3.78m x 3.48m)

Spacious dining kitchen 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, 4-ring gas burner hob with extractor over, plumbed for washing machine, partially tiled walls, under stairs storage, radiator, UPVC double glazed window.

Anti Space

Combination boiler, rear door.

Bathroom (Ground Floor)

Panel bath with shower and glass shower screen over, pedestal hand wash basin, low level WC, fully tiled walls and flooring, UPVC double glazed window.

Landing



Bedroom One 13'1" x 12'9" (3.99m x 3.89m)

UPVC double glazed window, radiator.

Bedroom Two 12'5" x 10'5" (3.78m x 3.18m)

UPVC double glazed window, radiator, access to the loft room with pull down ladder.

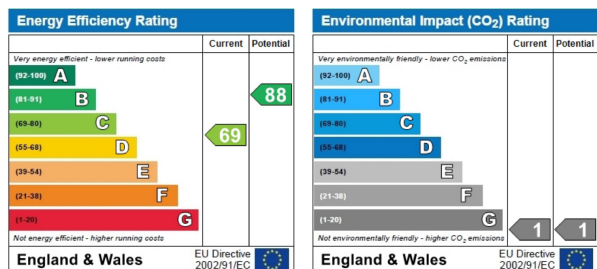
En-Suite

Wall mounted hand wash basin, low level WC, fully tiled walls and flooring.

Exterior

Front: Flush Fronted

Rear: Rear yard, paved 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.

FOR A FULL LISTING OF ALL OUR PROPERTIES VISIT OUR WEBSITES AT
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