

7 SHELBURNE DRIVE, HINDLEY, WIGAN, WN2 3NE OFFERS OVER £325,000

- **Four Bedroom Detached House**
- **Generous Sized Corner Plot**
- **Good Sized Rooms**
- **Great For Families**
- **Utility Room & En-Suite**
- **Conservatory**
- **Garage & Driveway**
- **EPC Rating: C**



Borron Shaw

Your local Estate Agent





WELL PRESENTED - FREEHOLD - GENEROUS SIZED CORNER PLOT - DRIVEWAY FOR MULTI VEHICLE PARKING - GOOD SIZED ROOMS - GREAT FOR FAMILIES - SITUATED ON A POPULAR ESTATE - NOT ONE TO BE MISSED

Borron Shaw are delighted to offer this detached house on a larger than average plot for sale. It comprises of:- Entrance Hallway, Downstairs WC, Lounge, Dining Room, Kitchen, Utility Room, Conservatory, Landing, Four Bedrooms, En-Suite Shower Room and a Family Bathroom. The property is on a generous sized corner plot providing good sized front and rear gardens and a detached garage.

The property is well presented and is a credit to the owners, this will make a dream home for any family looking for spacious rooms and plenty of parking. Hindley has plenty to offer including schools, shops, restaurants, supermarkets etc and this particular estate is sought after.

Entrance Hallway

Arched porch leading to the UPVC entrance door with a decorative double glazed viewing panel. The hallway has a staircase to the first floor and access into the WC, utility, kitchen and lounge.

Downstairs WC 4'7" x 5'9" (1.40m x 1.75m)

UPVC double glazed window, pedestal hand wash basin, low level WC, radiator, tiled flooring.

Lounge 15'10" x 11'3" (4.83m x 3.43m)

Two UPVC double glazed windows, living flam gas fire in feature surround, two radiators, coved ceiling, laminate flooring, archway to dining room.

Dining Room 9'1" x 9'1" (2.77m x 2.77m)

UPVC double glazed window, radiator, coved ceiling, oak flooring, internal door into the kitchen.

Kitchen 10'9" x 14'8" (3.28m x 4.47m)

Good sized kitchen fitted with a range of wall and base units, cupboards and drawers with complementary work surfaces, white porcelain 1 ½ sink unit with drainer and mixer tap, built in eye level double oven, 5-ring gas burner hob with stainless steel extractor hood,

partially tiled walls, coved ceiling, radiator, oak flooring, UPVC double glazed window and french doors into the conservatory.

Utility Room 5'9" x 9'1" (1.75m x 2.77m)

UPVC double glazed door leading to the side/rear of the house, fitted with wall and base units and cupboards, plumbed for washing machine, vented for tumble dryer, wall mounted combination boiler.

Conservatory 10'11" x 14'6" (3.33m x 4.42m)

All round UPVC double glazed windows to dwarf wall with french doors leading into the garden, tiled flooring.

Landing

Central landing, access to roof space.

Bedroom One 13'1" x 11'1" (3.99m x 3.38m)

UPVC double glazed window, radiator.

En-Suite Shower Room

Step in shower cubicle, pedestal hand wash basin, low level WC, chrome heated towel rail, fully tiled walls and flooring, UPVC double glazed window.

Bedroom Two 12'5" x 9'4" (3.78m x 2.84m)

UPVC double glazed window, built in storage, radiator.

Bedroom Three 9'5" x 8'7" (2.87m x 2.62m)

UPVC double glazed window, radiator.

Bedroom Four 9'5" x 7'7" (2.87m x 2.31m)

UPVC double glazed window, radiator.

Family Bathroom 6'3" x 7'3" (1.91m x 2.21m)

Bath with shower head tap, pedestal hand wash basin, low level WC, partially tiled walls, radiator, UPVC double glazed window.

Exterior

Front: Generous sized front garden, shale with shrubs and tarmac driveway for multi vehicle parking.

Rear: Landscaped rear garden, several patio areas, shale gardens with paved pathways, pagoda, fixed wooden gazebo, mature shrubs, fenced boundaries.

Garage 17'7" x 9' (5.36m x 2.74m)

Detached brick built garage with up and over doors, side door into the garden.





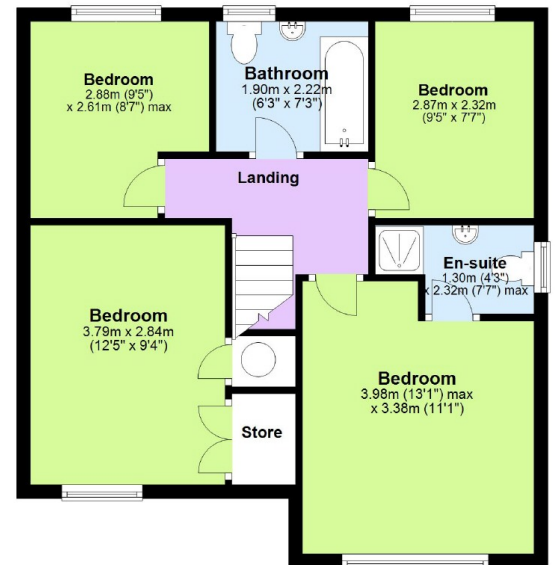
| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 74 | 85 |
| England & Wales | | EU Directive 2002/91/EC | |

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

Ground Floor



First Floor



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

