

**5 NARBOROUGH CLOSE, HINDLEY,
WIGAN, WN2 4SY**

£335,000

- **Four Bedroom
Detached
Family Home**
- **Kitchen
Extension**
- **En-Suite**
- **Modern
Kitchen &
Bathroom**
- **Good Sized
Rear Garden**
- **Driveway For
Multi-Vehicle
Parking**
- **EPC Rating: D**



Borron Shaw

Your local Estate Agent





FREEHOLD - CUL-DE-SAC LOCATION - GOOD SIZED PLOT - EXTENDED MODERN KITCHEN - DOWNSTAIRS WC - EN-SUITE - TWO RECEPTION ROOMS - WELL PRESENTED THROUGHOUT - LANDSCAPED REAR GARDEN - NOT TO BE MISSED

Borron Shaw are pleased to offer this detached family home for sale situated on a small popular estate in Hindley. It is a credit to the owners and will make a dream home for the buyer. It comprises of:- Entrance Hallway, Cloaks/WC, Lounge, Dining Room, Kitchen, Landing, Master Bedroom with En-Suite, Three Additional Bedrooms and a Shower Room.

It benefits from UPVC double glazing throughout and is warmed by gas central heating. It sits on a good sized plot offering a spacious driveway for multi vehicle parking, a generous sized rear garden that has been landscaped and well maintained, the garage has been split to form a kitchen extension and still provides storage.

The property is a great size for families with spacious living accommodation.

Viewings are a must.

Entrance Hallway

Storm porch over the UPVC entrance door with decorative double glazed viewing panels leads into the hallway with staircase to the first floor.

Cloaks/WC

Low level WC, wall mounted corner sink unit, partially tiled walls, tiled flooring.

Lounge

Spacious family lounge with a modern gas fire in a feature surround provides a focal point in the room, two radiators, coved ceiling, front facing UPVC double glazed window and UPVC sliding patio doors out into the garden.

Dining Room

Currently used as a second lounge, radiator, coved ceiling, UPVC double glazed window.

Extended Kitchen

The kitchen has been extended into half of the garage, modern monochrome kitchen fitted with a range of wall and base units cupboards and drawers with contrasting work surfaces, breakfast bar, inset sink unit with drainer and mixer tap over, built in eye level oven and microwave, induction hob with feature extractor over, plumbed for washing machine, partially tiled walls, inset spotlights, two UPVC double glazed windows and a door into the rear garden.

Landing

Access to the roof space, UPVC double glazed window.

Bedroom One

UPVC double glazed window, fitted wardrobe and over bed head cupboards, radiator.

En-Suite

Double shower cubicle, hand wash basin set in vanity unit, low level WC.

Bedroom Two

UPVC double glazed window, fitted wardrobe and over bed head cupboards, radiator.

Bedroom Three

UPVC double glazed window, radiator.

Bedroom Four

UPVC double glazed window, radiator.

Shower Room

Double step in shower cubicle, pedestal hand wash basin, low level WC, radiator. Fully tiled walls and flooring, UPVC double glazed window.

Exterior

Front: Garden fronted, laid to lawn, with driveway parking for multiple vehicles.

Rear: Good sized rear garden with paved patio area, laid to lawn with fenced boundaries, wooden garden shed.

Integral Garage

The garage has been converted to part kitchen part storage and is access from the driveway with up and over doors.

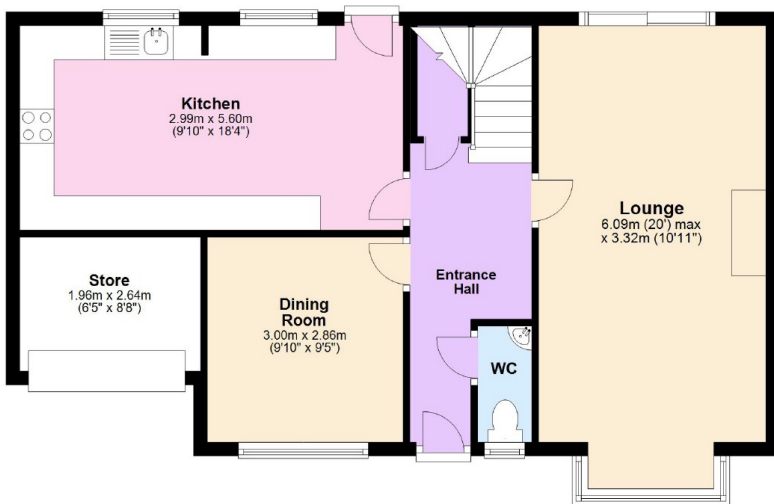




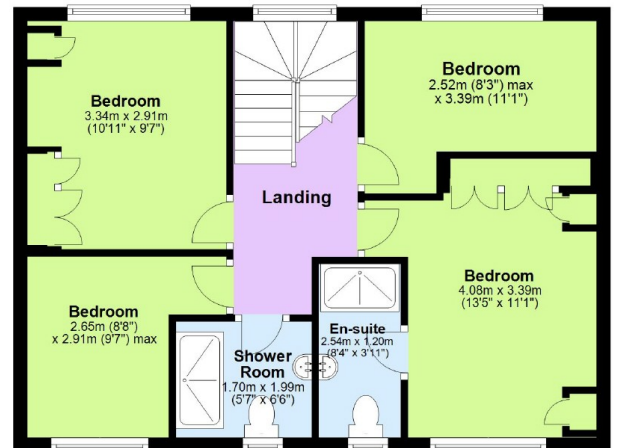
| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 68 | 80 |
| 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
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