

**9 ARNCLIFFE COURT, HINDLEY, WIGAN,  
WN2 3NY**

**£169,995**

- Three  
Bedroom  
Town House
- Two Reception  
Rooms
- No Chain
- Well  
Presented
- En-Suite & WC
- Sought After  
Location
- Not One To Be  
Missed
- EPC Rating: C



# Borron Shaw

Your local Estate Agent





NO CHAIN - WELL PRESENTED - POPULAR ESTATE LOCATION - TWO RECEPTION ROOMS - EN-SUITE AND WC - NOT ONE TO BE MISSED

Borron Shaw are pleased to offer for sale this town house for sale situated on a popular estate in Hindley. It comprises of:- Entrance Hallway, Cloakroom, Lounge, Dining Room, Kitchen, Landing, Three Bedrooms, En-Suite To Master, Family Bathroom. It benefits from UPVC double glazing and is warmed by gas central heating. It is well presented throughout and is ready to move into. Externally the property is garden fronted with driveway parking for 2 cars and there is a garden to the rear.

### Entrance Hallway

UPVC entrance door leading into the hallway, spindle staircase to first floor, laminate flooring, radiator.

### Cloakroom

Low level WC, pedestal hand wash basin, radiator, UPVC double glazed window.

### Lounge 18'4" x 11'6" (5.59m x 3.51m)

UPVC double glazed window, coved ceiling, radiator.

### Dining Room 10'5" x 9'1" (3.18m x 2.77m)

UPVC double glazed french doors leading into the garden, radiator.

### Kitchen 10'5" x 7'5" (3.18m x 2.26m)

The kitchen is fitted with a range of wall and base units, cupboards and drawers with work tops, stainless steel sink unit with drainer and mixer tap over, built in electric oven, 4-ring gas burner hob with extractor hood over, partially tiled walls, tiled floor, plumbed for washing machine, radiator, UPVC double glazed window.

### Landing

Access to the roof space, spindle balustrade.

### Bedroom One 12'1" x 9'5" (3.68m x 2.87m)

UPVC double glazed window, radiator.

## En-Suite

Step in shower cubicle, low level WC, radiator, UPVC double glazed window.

## Bedroom Two 13'1" x 9'5" (3.99m x 2.87m)

UPVC double glazed window, radiator.

## Bedroom Three 10'9" x 6'5" (3.28m x 1.96m)

UPVC double glazed window, radiator.

## Bathroom

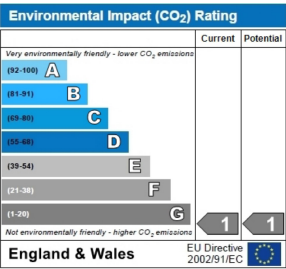
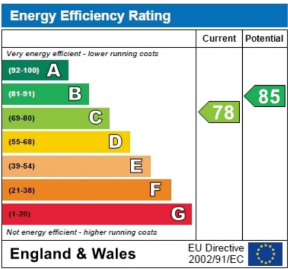
Panel bath, hand shower, pedestal hand wash basin, low level WC, partially tiled walls, radiator, UPVC double glazed window.

## Exterior

Front: Garden fronted with parking for 2 cars.

Rear: Rear garden with lawned and patio areas.







## **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.

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