

**7 WELLFIELD ROAD, HINDLEY GREEN,  
WIGAN, WN2 4QW**

**OFFERS OVER £185,000**

- Two Bedroom
- Semi-Detached True Bungalow
- No Chain
- Well Presented Throughout
- Gardens To Front & Rear
- Detached Garage
- Popular Location
- EPC Rating: D



# Borron Shaw

Your local Estate Agent





FREEHOLD - NO CHAIN - WELL PRESENTED - TRUE BUNGALOW - POPULAR LOCATION - GARDENS TO FRONT & REAR - DETACHED GARAGE - VIEWINGS ARE ESSENTIAL

Borron Shaw are delighted to offer this semi-detached true bungalow for sale situated on a popular estate in Hindley Green. It comprises of:- Entrance Porch, Lounge, Dining Room, Kitchen, Bedroom One with En-Suite Shower Room, Bedroom Two and a Shower Room. It benefits from UPVC double glazing throughout and is warmed by gas central heating. Externally the property has gardens to the front, side and rear with a driveway and detached garage.



This property will appeal to plenty of buyers so please call early to book a viewing to avoid disappointment.

### Entrance Porch

UPVC double glazed entrance door leads into the porch.



### Lounge 11'5" x 10'5" (3.48m x 3.18m)

Velux light tunnel, inset spotlights, coved ceiling, two radiators.

### Dining Room 13'2" x 11'7" (4.01m x 3.53m)

UPVC double glazed window, living flame gas fire set in feature surround, coved ceiling, alarm system, radiator.

### Kitchen 9'1" x 8'5" (2.77m x 2.57m)

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 eye level double electric oven, 5-ring gas burner hob with chimney vent over, integral fridge/freezer, plumbed for washing machine, partially tiled walls, UPVC double glazed window and rear door.



### Bedroom One 19'5" x 10'1" (5.92m x 3.07m)

UPVC double glazed window, fitted wardrobes and over bed head cupboards, radiator, drop down

ladder with access to a loft room that is fully storage area, floored, insulated and with lighting.

### En-Suite Shower Room

Step in shower cubicle with mixer unit, wall mounted hand wash basin, low level WC, UPVC double glazed window.

### Bedroom Two 9'5" x 8'5" (2.87m x 2.57m)

UPVC double glazed window, radiator.

### Bathroom

Walk in double shower cubicle, feature glass and chrome hand wash basin with mixer tap, low level WC, radiator, UPVC double glazed window.

### Exterior

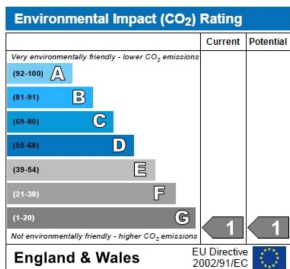
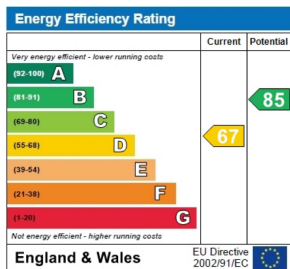
Front: Garden fronted, driveway parking.

Rear: Rear garden, paved patio areas, artificial lawn, fenced borders.

### Garage

Detached garage, brick built, up and over doors, power and lighting.







## 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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