

**22 COLWYN DRIVE, HINDLEY GREEN,
WIGAN, WN2 4TX**

OFFERS OVER £145,000

- **Two Bedroom
Detached True
Bungalow**
- **Freehold**
- **No Chain**
- **Shower Room
Well
Presented**
- **Landscaped
Rear Garden**
- **Garage &
Driveway**
- **EPC Rating:
TBC**



Borron Shaw

Your local Estate Agent





NO CHAIN - FREEHOLD - TRUE BUNGALOW - DECENT SIZED PLOT - POPULAR LOCATION - FRONT & REAR GARDENS - GARAGE & DRIVEWAY - WELL PRESENTED - NOT ONE TO BE MISSED

Borron Shaw are pleased to offer this detached true bungalow situated in Hindley Green for sale. It comprises of:- Entrance Porchway, Lounge, Kitchen, Three Bedrooms and a Shower Room. It benefits from UPVC double glazing throughout and is warmed by gas central heating. After a few cosmetic upgrades this will make a lovely home for any buyer.

It is garden fronted with a spacious driveway and access to a detached garage with a good sized landscaped, split level rear garden that is mostly flagged and is easy to maintain.

Entrance Porchway

UPVC double glazed entrance door and window units, tiled flooring.

Lounge 15'5" x 11' (4.70m x 3.35m)

UPVC double glazed window, gas fire in surround, two radiators.

Kitchen 15' x 7'3" (4.57m x 2.21m)

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, gas cooker with extractor hood over, plumbed for washing machine, partially tiled walls, radiator, UPVC double glazed window and door into the rear garden.

Internal Hallway

Loft access, storage cupboard.

Bedroom One 14' x 9' (4.27m x 2.74m)

UPVC double glazed window, fitted wardrobe, radiator.

Bedroom Two 9'5" x 10'11" (2.87m x 3.33m)

UPVC double glazed sliding doors, radiator.

Shower Room

Corner shower cubicle, vanity including wash basin, low level WC, chrome radiator, tiled flooring, UPVC double glazed window.

External

Front: Shale garden with paved pathway and driveway.

Rear: Split level, landscaped rear garden, mostly flagged with mature shrubs border, garden shed.

Detached Single Garage

Up and over door, power points and electricity, side window.





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63 MARKET STREET, HINDLEY, LANCASHIRE, WN2 3AE

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**

