

**1 WOODBROOK DRIVE, HIGHFIELD,  
WIGAN, WN3 6BP**

**OFFERS OVER £230,000**

- **Four Bedroom**
- **Semi-Detached House**
- **Extended**
- **Excellent Presentation**
- **Modern Kitchen, Bathroom & En-Suite**
- **Landscaped Rear Garden**
- **Driveway Parking**
- **EPC Rating:**



# Borron Shaw

Your local Estate Agent





THIS HOUSE HAS THE WOW FACTOR - FREEHOLD - EXTENDED - MODERN NEUTRAL DECOR THROUGHOUT - MULTIPLE ROOMS - LANDSCAPED FRONT & REAR GARDENS -- NEFF APPLIANCES & QUARTZ WORKTOPS IN THE KITCHEN - NEWLY FITTED WORCESTER BOILER - SOUTH FACING GARDEN - VIEWINGS ARE A MUST



We are extremely pleased to offer this extended semi-detached house for sale situated in a popular part of Highfield. It comprises of:- Entrance Hallway, Lounge, Kitchen, Dining Room/TV Room, Study, Landing, Master Bedroom with En-Suite Shower Room, Three Further Bedrooms and a Family Bathroom. No expense has been spared on the front and rear gardens that are both landscaped and well maintained. It isn't often a property like this comes onto the market and we expect high levels of interest so book early to avoid disappointment.



### **Entrance Hallway**

UPVC double glazed entrance door leading into the hallway with laminate flooring, storage cupboard, radiator and a UPVC double glazed window.

### **Lounge 19'7" x 11'2" (5.97m x 3.40m)**

Spacious lounge with neutral decor, laminate flooring, coved ceiling, radiator, UPVC double glazed window, stair case to first floor.

### **Kitchen 79'7" x 11'2" (24.26m x 3.40m)**

Modern breakfast kitchen with a range of wall and base units, cupboards and drawers with complementing quartz work surfaces, inset 1 ½ sink unit with drainer and mixer tap, built in Neff eye level double oven, Neff electric hob, extractor hood, integrated washing machine and tumble dryer, combination boiler in unit (newly fitted Worcester boiler), inset spotlights, vertical radiator, tiled flooring, UPVC double glazed window and french doors leading into the garden.



## Dining Room/TV Room 12'5" x 8'2" (3.78m x 2.49m)

UPVC double glazed window, inset spotlights, radiator.



## Study 8'2" x 5'8" (2.49m x 1.73m)

UPVC double glazed window, radiator.

## Landing

Loft access via a drop down ladder, boarded with lighting.

## Bedroom One 13'10" x 8'3" (4.22m x 2.51m)

UPVC double glazed window, coved ceiling, radiator.



## En-Suite Shower Room

Walk in shower, hand wash basin, low level WC, fully tiled walls and floor, radiator.

## Bedroom Two 12'9" x 9' (3.89m x 2.74m)

UPVC double glazed window, coved ceiling, radiator.

## Bedroom Three 10'7" x 8'1" (3.23m x 2.46m)

UPVC double glazed window, coved ceiling, radiator.



## Bedroom Four 8'8" x 8'2" (2.64m x 2.49m)

UPVC double glazed window, built in wardrobe, coved ceiling, radiator.

## Bathroom

Panel bath with shower and glass shower screen over, pedestal hand wash basin, low level WC, radiator, UPVC double glazed window.

## Exterior

Front: Landscaped and lawned front garden with driveway.

Rear: South facing rear garden with Indian stone patio, lawned gardens, fence enclosed, garden shed.







## 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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