

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

OFFERS OVER £360,000

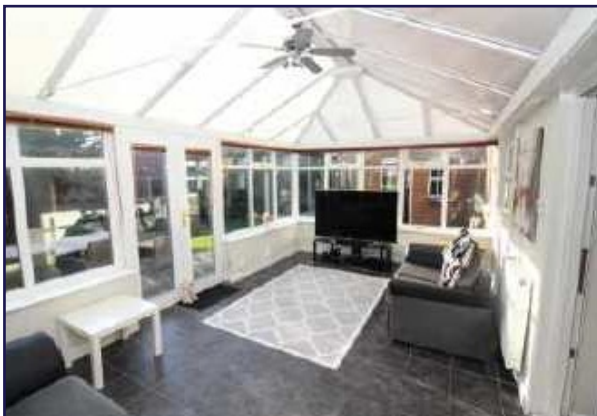
- **Six Bedroom
Detached
House**
- **Excellent
Condition
Throughout**
- **Bathroom &
En-Suite
Shower Room**
- **Study**
- **Double
Garage**
- **Freehold**
- **No Chain**
- **EPC Rating: C**



Borron Shaw

Your local Estate Agent





FABULOUS PROPERTY FOR LARGER FAMILIES OR PEOPLE NEEDING SPACE TO WORK FROM HOME - FREEHOLD - NO CHAIN - GOOD SIZED CORNER PLOT - A CREDIT TO THE OWNERS WITH ITS EXCELLENT PRESENTATION & FINISHING TOUCHES THROUGHOUT - SOUTH FACING REAR GARDEN

We are excited to be able to offer this stunning, detached house for sale situated on a popular residential estate in Hindley. The accommodation is split over three levels and comprises of:- Ground Floor - Entrance Hallway, Cloaks/WC, Lounge, Dining Room, Study, Conservatory // First Floor - Landing, Four Bedrooms, En-Suite Shower Room, Family Bathroom // Second Floor - Two Bedrooms.

It boasts ample sized front & rear gardens with driveway

It benefits from UPVC double glazing throughout, is warmed by gas central heating and has super fast broadband.

Entrance Hallway

Storm porch over the UPVC double glazed entrance door with flanking double glazed sidelights leading into the hallway with carpeted staircase to first floor and radiator.

Cloaks/WC

UPVC double glazed window, round countertop hand wash basin over a vanity unit,, low level WC, partially tiled walls, radiator.

Lounge 16'8" x 11'3" (5.08m x 3.43m)

UPVC double glazed box bay window, tasteful neutral decor, hard wood flooring, radiator, open access into the dining room.

Dining Room 12'5" x 11'5" (3.78m x 3.48m)

UPVC double glazed sliding patio doors into the conservatory, hard wood flooring, radiator.

Kitchen 15'9" x 11'5" (4.80m x 3.48m)

Modern gloss fitted kitchen with a range of wall and base units, cupboards and drawers with contrasting work surfaces, 1 ½ stainless steel sink unit with drainer and mixer tap, built in double electric oven, 4-ring gas burner hob with chimney vent over, gas and electric cooker points, inset spot lights, partially tiled walls, tiled floor, radiator, two UPVC double glazed windows and external door leading to the side of the property.

Study 7'5" x 6'5" (2.26m x 1.96m)

UPVC double glazed window, laminate flooring, radiator.

Conservatory 19'5" x 11'5" (5.92m x 3.48m)



Spacious conservatory with UPVC double glazed all round windows and french doors leading into the garden, ceramic floor tiles with under floor heating, power and lighting, central ceiling light/fan, radiator.

Landing

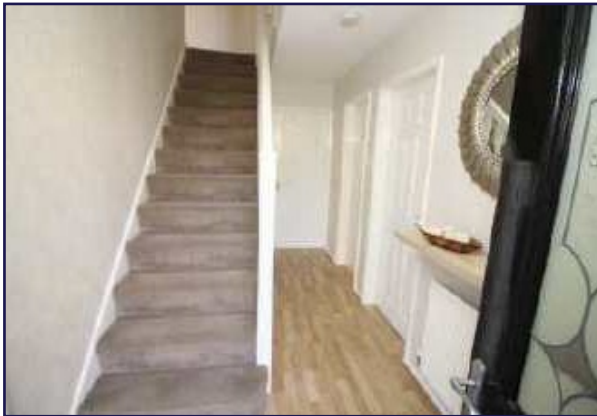
Staircase to the second floor.

Master Bedroom 13'2" x 11'4" (4.01m x 3.45m)

UPVC double glazed window, radiator.

En-Suite Shower Room

Step in shower cubicle with mixer shower unit, hand wash basin set in vanity unit, low level WC, fully tiled walls and floor, chrome heated towel rail, UPVC double glazed window.



Bedroom Two 11'5" x 10'1" (3.48m x 3.07m)

UPVC double glazed window, radiator.

Bedroom Three 11'9" x 8'1" (3.58m x 2.46m)

UPVC double glazed window, radiator.

Bedroom Four 12'8" x 9' (3.86m x 2.74m)

UPVC double glazed window, radiator.

Family Bathroom

P-Shaped panel bath with shower and glass shower screen over, wall mounted hand wash basin, low level WC, inset spot lights, fully tiled walls and floor, UPVC double glazed window.



Second Floor Landing

Access to bedrooms five and six.

Bedroom Five (Second Floor) 12'5" x 10'6" (3.78m x 3.20m)

Double glazed velux window, radiator.

Bedroom Six (Second Floor) 12'5" x 11'5" (3.78m x 3.48m)

Two UPVC double glazed velux windows, radiator.

Exterior

Front: Garden fronted with driveway parking

Side: Gated access to the property

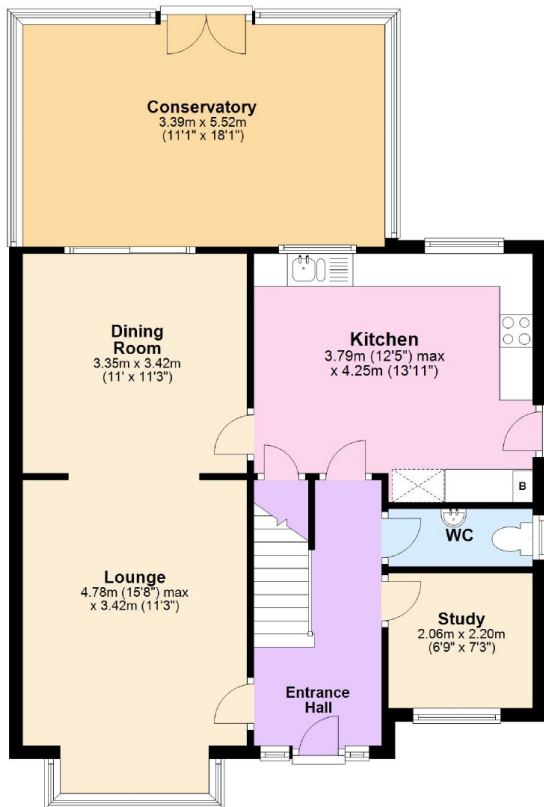
Rear: Landscaped rear garden, laid to lawn with paved pathways and patio areas, shrub and fenced borders.

Detached Double Garage

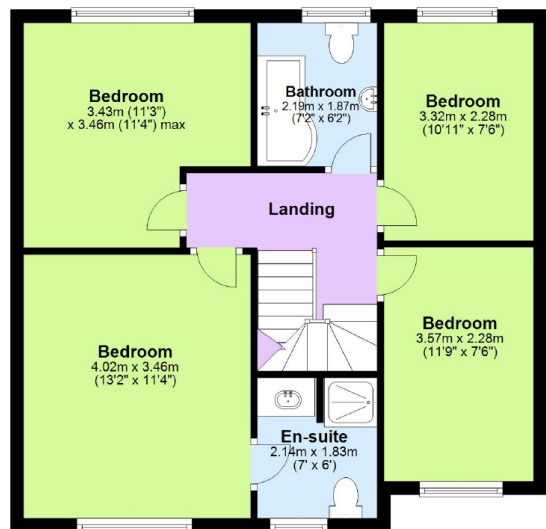
Up and over doors, power and lighting, external door leading into the rear garden.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		70	77	EU Directive 2002/91/EC		1	1
England & Wales				England & Wales			

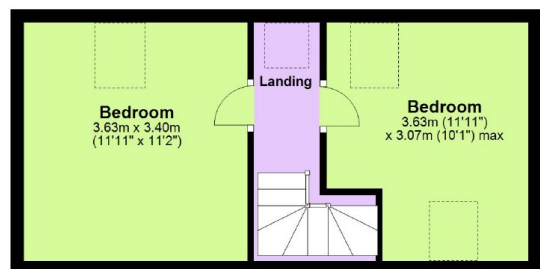
Ground Floor



First Floor



Second 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
www.borronshaw.co.uk, www.rightmove.co.uk & www.propertyfinder.com**

