

**5 GILBERT STREET, HINDLEY, WIGAN,  
WN2 3HE**

**£95,000**

- **Two Bedroom**
- **Bay Fronted**
- **Terraced**
- **House**
- **No Chain**
- **In Need Of**
- **Modernisation**
- **Close To**
- **Hindley Town**
- **Centre**
- **Utility Room**
- **Front Garden**
- **& Rear Yard**
- **Not To Be**
- **Missed**
- **EPC Rating: D**



# **Borron Shaw**

Your local Estate Agent





NO CHAIN - CLOSE TO TOWN CENTRE - BAY FRONTED FREEHOLD PROPERTY - IN NEED OF MODERNISATION - UTILITY ROOM - GARDEN FRONTED - GREAT FOR INVESTORS OR FIRST TIME BUYERS LOOKING FOR A PROJECT - NOT ONE TO BE MISSED

Borron Shaw are pleased to offer for sale this terraced house for sale situated on a popular street close to Hindley town centre. It comprises of:- Entrance Vestibule, Lounge, Dining Kitchen, Utility Room, Downstairs WC, Landing, Two Bedrooms and a Bathroom. It benefits from UPVC double glazing and is warmed by gas central heating. It is garden fronted with a rear yard.



This property has the potential to make a lovely home when the works have been completed.

### Entrance Vestibule

Storm porch over the UPVC entrance door with double glazed viewing panel leads into the vestibule, meter cupboard.



### Cloaks WC

Low level WC.

### Lounge 10'06" x 11'11" (3.20m x 3.63m)

UPVC double glazed bay window, radiator.

### Dining Kitchen 15'01" x 7'09" (4.60m x 2.36m)

Fitted with wall and base units, cupboards and drawers with work tops, stainless steel single sink unit with drainer, partially tiled walls, combination boiler, storage cupboard, radiator, Two UPVC double glazed windows.



### Utility Room 6'11" x 7'01" (2.11m x 2.16m)

Hot and cold water supply, UPVC double glazed window, door into rear garden.

### Landing

### Bedroom One 10'11" x 8'11" (3.33m x 2.72m)

UPVC double glazed window, walk in storage cupboard, radiator.

## Bedroom Two 7'10" x 11'07" (2.39m x 3.53m)

UPVC double glazed window, radiator.

## Bathroom

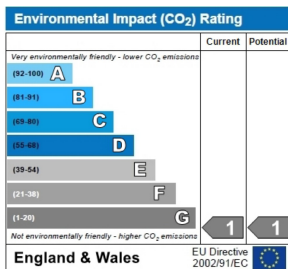
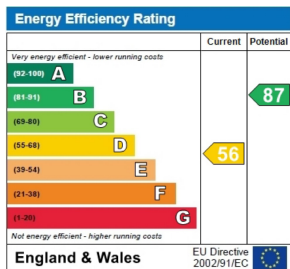
UPVC double glazed window, panel bath, pedestal hand wash basin, low level WC, radiator.

## Exterior

Front: Garden fronted with brick wall boundary, gated access to rear yard.

Rear: Rear yard.





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WN2 3HE

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.

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