

30 CRANSTAL DRIVE, HINDLEY GREEN, WIGAN, WN2 4HU **OFFERS IN THE REGION OF £260,000**

- **Spacious**
- Three**
- Bedroomed**
- Detached**
- Family Home**
- **Prime**
- **Location**
- **Three**
- Reception**
- Rooms**
- **Good Sized**
- Rear Garden**
- **Driveway**
- Parking**
- **EPC Rating: D**



Borron Shaw

Your local Estate Agent





We are delighted to present "For Sale" This Three Bedroomed Detached House, situated in a much sought after residential area. Benefiting from Double Glazing and Gas Central Heating System. Internally the property incorporates Cloaks & wc, Three Reception Rooms. Fully Fitted Kitchen. Family Bathroom with Three Piece Suite. Garden To Rear. Driveway Providing Off Road Parking.

Entrance Hallway

Double glazed entrance door.

Cloaks/WC

Wash hand basin set in vanity unit. Low flush wc. Part tiled walls. Radiator. Double glazed window.

Lounge 15'9" x 16'5" (4.80m x 5.00m)

Living flame gas fire.set in feature fire surround. Textured and coved ceiling. Radiator.

Garage Conversion/Play Room 13'5" x 9'1" (4.09m x 2.77m)

Double glazed window. Radiator.

Dining Kitchen 24'5" x 12'8" (7.44m x 3.86m)

Fully fitted bespoke kitchen that incorporates range of base units and wall cupboards, built-in double oven, hob and hood, dishwasher, microwave, gas and electric cooker points. Spot lights. Chimney vent. Plumbing for automatic washer, part tiled walls. Double glazed windows and French doors.

Family Area 10'9" x 11'5" (3.28m x 3.48m)

Vaulted ceiling. Radiator.

Utility Room 7'5" x 6'5" (2.26m x 1.96m)

Gas combi boiler. Double glazed door.

Landing

Alarm pad. Access to the roof space via drop down ladder. Double glazed window.

Bedroom One 14'5" x 10'1" (4.39m x 3.07m)

Laminated floor. Spot lights. Two double glazed windows. Radiator,

Bedroom Two 9'5" x 10'1" (2.87m x 3.07m)



Radiator Double glazed window

Bedroom Three 9'5" x 7'1" (2.87m x 2.16m)

Radiator Two double glazed windows

Bathroom

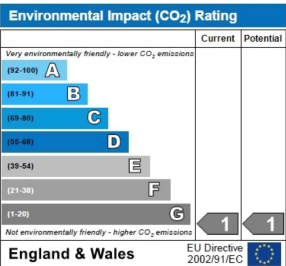
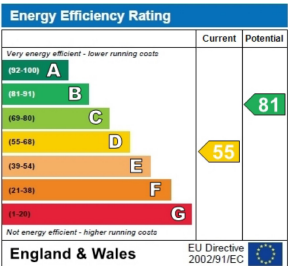
Three piece suite comprising panelled bath, pedestal wash hand basin, low level wc, heated towel rail, part tiled walls, ceramic floor tiles, spot lights, double glazed window.

Exterior

To the front: Block paved driveway providing off road parking.

To the rear: Indian stone paved patio area. Lawned area.





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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