



 **3**
Bedrooms

 **1**
Bathroom



**NO CHAIN - THREE BEDROOMS - SEMI DETACHED - IMACULATE
CONDITION - ORANGERY - GOOD SIZE BEDROOMS - POPULAR
LOCATION - GARAGE**

Borron Shaw are pleased offer to the market this fantastic three bedroom semi detached house situated in the popular area of Hindly Green, Wigan. This property is real gem and a credit to the current owner offering great living accomodation and family gardens. Internally the house boasts; entrance porch, lounge/diner, kitchen and an orangery to the ground floor. To the first floor there are three bedrooms and a stunning family bathroom. Externally there is driveway parking for multiple cars and a rear garden with artifiical lawn and Indian stone flagging. There is also an integral garage with a rollershutter automatic door and internal door from porch.

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Entrance porch/vestibule: Upvc front door, double glazed windows, access door to garage.

Lounge/diner: (23'3 x 11'5) Double glazed window, two standup radiators, tiled floor to dining area, double glazed doors to orangery.

Kitchen: (9'9 x 7'8) Modern base and wall units with worktops, ceramic sink, double glazed window, plumbed for dishwasher, tiled floor, gas hob, electric oven, extractor hood, upvc door to rear gardens.

Orangery: (12'4 x 9') Fully double glazed, tiled floor, radiator.

Landing and internal hallway: Storage cupboard, double glazed window, standup radiator, loft access.

Bedroom 1: (12' x 10'9) Double glazed window, radiator, fitted wardrobe.

Bedroom 2: (11'2 x 11'1) Double glazed window, radiator, fitted wardrobe.

Bedroom 3: (8'3 x 8') Double glazed window, radiator.

Bathroom: Shower cubicle, bath, w/c, wash basin, radiator, tiled floor and walls, double glazed window.

Integral Garage: Automatic rollershutter door, power points, lighting.

Front gardens: Driveway parking

Rear gardens: Indian stone flagged patio, artificial lawned gardens, landscaped gardens, raised decked seating.

