



 **2**  
Bedrooms

 **1**  
Bathroom



**GREAT FOR FIRST TIME BUYERS - REAR GARDEN - TWO BEDROOMS - GREAT LOCATION - FREEHOLD - WELL PRESENTED - VIEWINGS ARE A MUST**

Borron Shaw is pleased to offer to the market this two-bedroom terrace house situated in the popular residential area of Hindley. The house benefits from Lounge, Kitchen/Diner, landing, two bedrooms and a family bathroom. Externally, there are landscape gardens to the rear of the property. The house is fully double glazed and warmed by gas central heating system. Properties in this area do not stay on the market long, so book your appointment as soon as possible to avoid disappointment.

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### INTERIOR

Lounge (12'4" X 14'6") – UPVC double glazed front door and window, laminate flooring, radiator. Coved ceiling and feature electric fire.

Kitchen/Diner (15'7" X 11'4") – UPVC double glazed door and window, laminate flooring and radiator. Built in worktops and units, one and a half sink units, gas hob, extractor fan and electric oven. Plumbing for washing machine.

Bedroom One (15'1" X 12'5") – Two UPVC double glazed windows and a radiator.

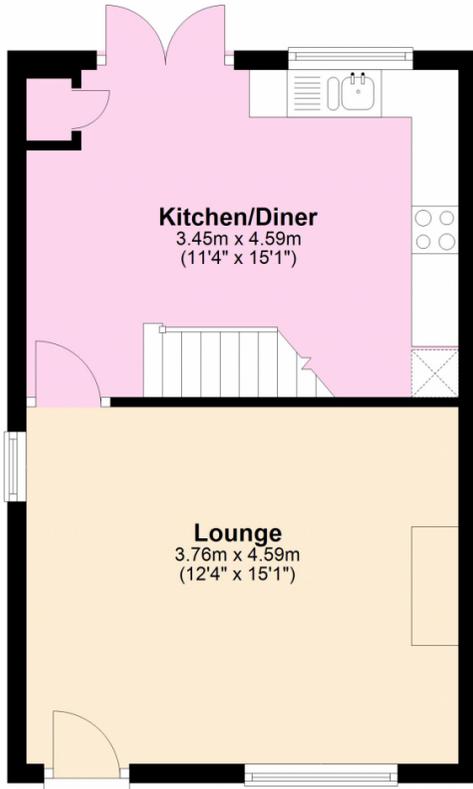
Bedroom Two (8'6" X 9'2") – UPVC double glazed window and a radiator. Combination boiler in cupboard.

Bathroom – UPVC double glazed window, chrome radiator and inset spotlights. Tiled floor and partially tiled wall. Built in unit with W/C and handwash basin. Bath with overhead shower and shower screen.

### EXTERIOR

Rear garden – Gated access, fence enclosed. Artificial grass and outdoor tap.

**Ground Floor**



**First Floor**



Total area: approx. 67.1 sq. metres (722.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Address: Oxford Street, Hindley, WN2

