



Warrington Road, Abram, Wigan

£130,000 Freehold

ATTENTION FIRST TIME BUYERS & ALL INVESTORS!

Description

This spacious 2 bedroom terraced property is available for sale, featuring a spacious lounge, separate dining and kitchen area, and two double bedrooms on the first floor which are complemented by a bathroom. There is a yard to the rear. This is an ideal first-time buyer looking for a project or investor.

Fantastically positioned, with easy access to local bus stops, the main commuter routes into Manchester, and to the shops and supermarkets.

Living Room

Double-glazed door, double-glazed window to front, laminate flooring, radiator, and ceiling light.

Kitchen

Double-glazed door and window to rear. Boiler, wooden flooring, radiator, and ceiling light. Fitted wall and base units, stainless Steele sink with mixer tap, electric oven, and hob with space for a fridge/freezer and washing machine.

Master Bedroom

Double-glazed window, carpeted flooring, radiator, and ceiling light.



Bedroom Two

Double-glazed window, carpeted flooring, radiator, and ceiling light.

Landing

Entrance to loft area, carpeted flooring, and ceiling light.

Bathroom

Radiator, vinyl flooring, and ceiling light. WC, paneled bath with electric shower, pedestal hand wash basin with splashback tiling.

Rear Yard

Enclosed paved rear yard area.

Council Tax Band: A

Tenure: Freehold

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Tenure

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
 Buraq Estates - Head Office
 314 Wilmslow Road, Manchester M14 6XQ
 Tel: 0161 248 4585 Email: info@buraqstates.co.uk Website: <https://www.buraqstates.co.uk>