

20 Little Lane, Wigan, WN3 6PX



**£139,500**

Well presented three bedroom semi detached property offering excellent accommodation and would make a great first time purchase or buy to let investment. Ideally located for access to many local amenities, shops and schools along with transport links into Wigan town centre and from there Railway links to Manchester and beyond. Sold with no onward chain viewing is essential to appreciate all that is on offer.

- 3 Bedroom Semi
- Fitted Kitchen
- Large Rear Garden
- EPC Rating C
- 2 Reception Rooms
- 3 Piece Bathroom
- Ideal First Purchase or Buy To Let
- Council Tax Band A





Ideally located for access to local amenities, shops, schools and Wigan town centre this three bedroom semi detached is offered for sale with no onward chain and is well presented through outs and would make an ideal buy to let or even first purchase. The property benefits from gas central heating and double glazing throughout and comprises : Hallway, lounge, dining room, fitted kitchen with a range of base and wall units and bathroom fitted with a three piece suite. To the first floor there are three good sized bedrooms. Outside there are front gardens with long driveway to the front and side offering off road parking for 3 cars to the rear is a private garden with large lawned area and patio which is prime for an extension should the need arise. Viewing is essential.

### Entrance Hall

Stairs to first floor landing, door to:

### Lounge 12'0" x 12'10" (3.66m x 3.90m)

UPVC double glazed window to front, living flame effect electric fire set in brick built surround, radiator, sliding door to Dining Room, door to built-in under-stairs storage cupboard.

### Dining Room 9'7" x 10'9" (2.92m x 3.28m)

Sealed unit double glazed window to rear, radiator, door to:

### Bathroom

Fitted with three piece white suite comprising deep panelled bath with shower over and mixer tap, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, electric fan heater, two uPVC frosted double glazed windows to side, radiator, ceramic tiled flooring.

### Kitchen 9'0" x 10'4" (2.75m x 3.14m)

Fitted with a matching range of cream fronted base and eye level units with contrasting round edged worktops, matching breakfast bar, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge and freezer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to side, window to rear, radiator, vinyl flooring, uPVC double glazed door to garden.

### Landing

UPVC frosted double glazed window to side, door to:

### Bedroom 1 9'11" x 15'9" (3.01m x 4.80m)

Two uPVC double glazed windows to front, radiator.



**Bedroom 2 12'0" x 9'0" (3.66m x 2.74m)**

Sealed unit double glazed window to rear, radiator, wall mounted gas combination boiler serving heating system and domestic hot water.

**Bedroom 3 8'10" x 6'9" (2.69m x 2.05m)**

Double glazed window to rear, radiator, laminate flooring.

**Outside**

Front garden, enclosed by dwarf brick wall and mature hedge to front and sides, concrete driveway to the front and side with car parking space for three cars.

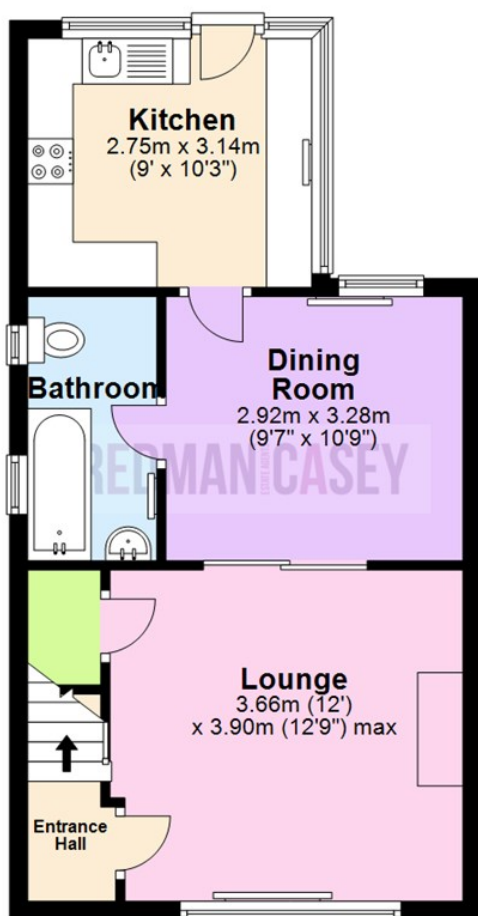
Private rear gardens, enclosed by timber fencing and hedge to rear and sides, paved sun patio with lawned area and mature flower and shrub borders, side gated access.





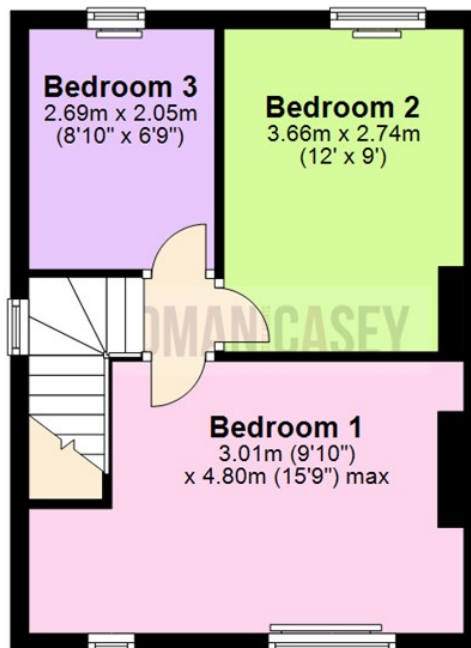
## Ground Floor

Approx. 41.0 sq. metres (441.2 sq. feet)



## First Floor

Approx. 32.7 sq. metres (352.1 sq. feet)



Total area: approx. 73.7 sq. metres (793.3 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

