



Breakey & Co



Holborn Avenue, Poolstock

Offers in Excess of £65,000

- Two bedrooms
- Ideal for first time buyer or investor
- Garden
- Terraced
- Fitted kitchen
- Viewings essential
- Popular location
- Close to Wigan town centre
- EPC-



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DESCRIPTION

New to the market is this well maintained two bed terraced located in the popular area of Poolstock. With some modernisation, Holborn Avenue presents a fantastic opportunity for a first time buyer or investor. Internally the accommodation in brief comprises of; entrance hallway, spacious lounge and fitted kitchen/ diner with a door providing access to the rear garden. To the first floor the landing area gives access to two good sized bedrooms with the master benefiting from fitted wardrobes and the tiled family bathroom. Externally this property offers a lawned garden to the rear with a flagged patio area. To the front elevation is a well maintained yard. Early viewings are essential to appreciate the potential this property has to offer.





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ACCOMMODATION

Lounge 11' 7" x 10' 7" (3.52m x 3.22m)

Kitchen/Diner 14' 10" x 9' 3" (4.52m x 2.82m)

Bedroom 1 14' 5" x 10' 10" (4.40m x 3.31m)

Bedroom 2 8' 6" x 8' 11" (2.58m x 2.72m)

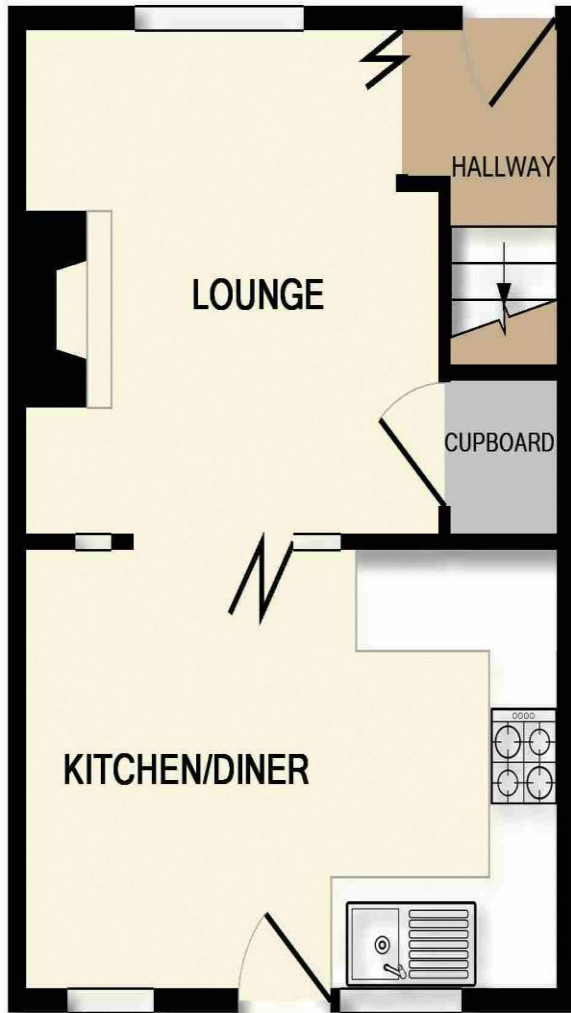
Bathroom 6' 0" x 5' 9" (1.82m x 1.76m)



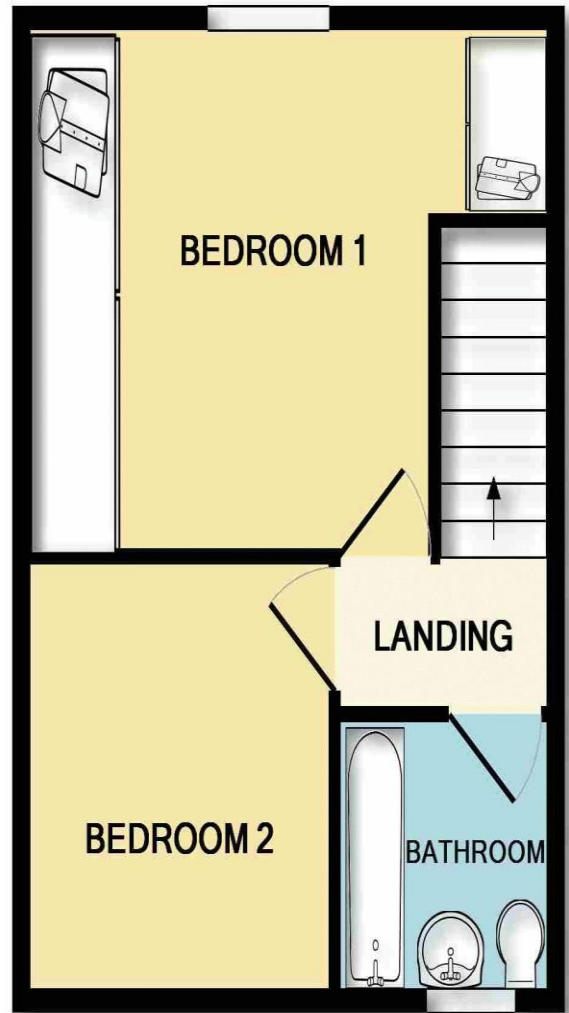




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GROUND FLOOR
APPROX. FLOOR
AREA 294 SQ.FT.
(27.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 286 SQ.FT.
(26.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 580 SQ.FT. (53.9 SQ.M.)


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 



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