



00 Spencer Road, Wigan, WN1 2QP

Offers in excess of £410,000

**** GENEROUS CORNER PLOT, BEAUTIFULLY PRESENTED SEMI DETACHED HOME ****

**** NO ONWARD CHAIN ****

A superb chance to purchase this extended semi detached home which is beautifully presented and located north of the Greater Manchester town of Wigan. With convenient access to the town centre which has plenty of shops, bars, restaurants, schools and leisure facilities this property will appeal to many. We strongly recommend an early inspection. The town is also great for those looking to commute beyond with good road and rail links.

The property on offer enjoys approx. 1800 sq ft and briefly consists: Entrance porch, welcoming hallway with door to the L shaped open kitchen/dining room. This space is great for entertaining and with a modern fitted kitchen, lots of preparation surface, wall and base units along with a stunning breakfast bar. Double doors lead to the garden. The formal lounge with central fire place, office and downstairs WC complete the ground floor living accommodation. Stairs then lead to the spacious landing and first floor living space with a master bedroom and open stunning en-suite area. Bedroom two with fitted wardrobes, two further bedrooms and house bathroom.

At the front there is a gated entrance with large driveway for plenty of vehicles along with a garage which is integral. The garden to the rear is generous with pergola area with patio and lawn along with part fence and hedge to the perimeter along with some shrubs.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold Information

937 years remaining on the lease
Ground rent - peppercorn

This information is provided by the vendor and should be verified during the conveyancing process.

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

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



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