



RECREATION AVENUE
ASHTON-IN-MAKERFIELD
WIGAN
WN4 8SU

£130,000

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RECREATION AVENUE, ASHTON-IN-MAKERFIELD, WIGAN, WN4 8SU

****BAY-FRONTED** **OFF-ROAD PARKING****
****CONSERVATORY****

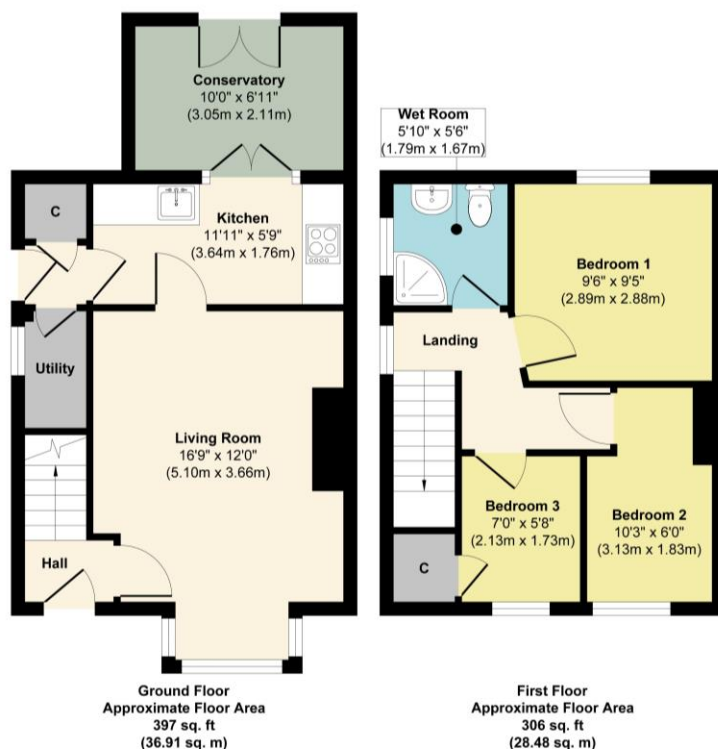
Ideal for investors or first-time buyers looking to put their own stamp on a home, this traditional bay-fronted semi-detached property presents an excellent opportunity. Positioned in a pleasant and well-established location, the property offers a versatile layout with 2/3 bedrooms and the benefit of a conservatory. While requiring general updating, this home is competitively priced to reflect its potential, making it a fantastic prospect for those seeking a project with rewarding possibilities.

The accommodation comprises an inviting entrance hall leading to a bright bay-fronted lounge, a well-proportioned kitchen with double patio doors opening into a generous conservatory, and the added convenience of a store room and small utility space. Upstairs, the rear principal bedroom is complemented by a spacious second bedroom, currently divided into two separate rooms, offering flexibility to suit various needs. A wet room completes the first-floor layout.

Externally, the property enjoys a charming fore-garden and a gated driveway providing off-road parking, with side access leading to a lawned rear garden. A useful outbuilding, in need of refurbishment, adds further potential for storage or workspace. With its desirable location and scope for improvement, this property is a rare find for those eager to create their ideal home or add value as an investment.







Approx. Gross Internal Floor Area 703 sq. ft / 65.39 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick and Tile

Heating type: Gas Central Heating

Broadband: Standard 25mbps download, 4mbps upload, Superfast not currently available,, Ultrafast 1000mbps download, 100mbps upload.

Mobile Signal/Coverage: EE voice limited, data limited, Three voice limited, data limited, O2 voice likely, data limited.

Rights/Restrictions: Not Known

Flood Risk: flooding from surface water 'very low', flooding from rivers and sea is 'very low'

Local Authority:

Wigan Metropolitan Borough council

Council Tax:

Tax Band A

Tenure:

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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