



for sale

Laurel House
Atherton Road
Hindley
Wigan
WN2 3XD

PARKINSON
REAL ESTATE ●●●●

parkinsonre.com

Guide Price £ 450,000

 **SHP VALUERS**
RESIDENTIAL FARM COMMERCIAL

shpvaluers.co.uk

OVERVIEW

A character period large detached two storey six bedroom dwelling house constructed of brick wall elevations exposed to front with render finish to sides and rear under pitch stone flagged roof with large detached double garage, retail outbuildings including former detached café premises, former nursery retail shop and car parking with potential scope for continued business use, conversions and/or redevelopment subject to consent.

LAUREL HOUSE

A large detached Period property with character features over two floors comprising three receptions, conservatory, kitchen, downstairs shower room/utility, 6/7 bedrooms to first floor with en-suite and family bathroom. The accommodation extends to approximately 256 sq.m (2,755 sq.ft) gross internal floor area over two floors described further as follows;

Ground Floor

Entrance Vestibule

Dining Room /Reception 1 7.19m max x 5.13m max

A spacious formal lounge with living flame gas fire in brick fireplace surround and tiled hearth, exposed beams ceiling.

Lounge /Reception 2 7.17m x 3.99m

Living flame gas fire, exposed beams ceiling, bi-folding doors leading through to;

Lounge Dining Room/ Reception 3 4.14m x 2.90m

Exposed beam ceiling

Inner Hallway 3.96m x 1.77m (incl stairwell)

Stairs to first floor, understairs storage.

Downstairs Utility & Shower Room 3.84m x 2.92m

Comprises shower enclosure and spacious utility area. Separate WC

Conservatory 5.6m x 2.2m

UPVC double glazed conservatory on dwarf brick walls, Double opening French doors, tiled floor.



Kitchen 6.29m x 2.95m

Comprises a full range of fitted base and eye-level units, laminate worktops with inset 1½ bowl single drainer sink, space for gas range cooker with extractor hood over, plumbed for washing machine, tiled floor. Breakfast bar. Breakfast dining area.



First Floor

Landing

Bedroom 1 en-suite 5.87m x 3.4m

Double bedroom with open fire on tile hearth and surround. En-suite shower room 2.95m x 1.85m comprising shower enclosure, range of bathroom cabinets with inset wash hand basin, low flush WC, tile walls.

Bedroom 2 4.02m x 2.96m

Double bedroom to front. Leads through to Bedroom 1

Bathroom 3.0m x 2.88m

A modern bathroom suite comprises bath with shower over, bathroom cabinet with inset wash hand basin, low flush WC.

Bedroom 3 4.06m x 4.05m

Double bedroom to front.

Bedroom 4 4.32m x 4.07m

Double bedroom to front with cast-iron open fire on tile hearth, leading through to;

Bedroom 5 3.3m x 2.77m

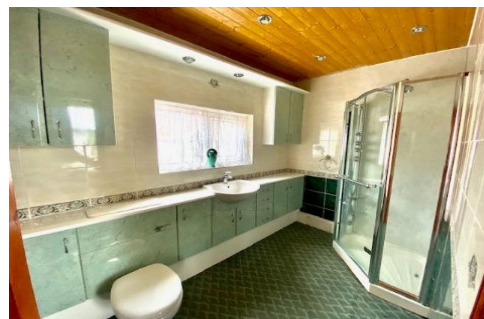
Double bedroom to front.

Bedroom 6/ Dressing Room 4.08m x 3.3m

Double bedroom to rear (potential dressing room/en-suite to bedroom 7) leading through to;

Bedroom 7 4.84m x 3.46m

Double bedroom to rear with fitted cupboard.



Outside

Lawned garden to front and side with pathway leading to front entrance.

The property has a gated entrance to a private driveway providing access to courtyard car parking. Store Rooms and Outside WC (54 sq.m).

Detached Garage

A large detached double garage constructed of brick external wall elevations under pitch concrete tile clad roof. Twin up and over garage doors.



The Owl'd Barn 75m² (805 ft.²)

A detached former café with roadside frontage to Old Laurel Gardens, constructed circa 1994 of brick external wall elevations under pitched concrete tile clad roof measuring internally approximately 6.55m x 11.5m Plus single storey kitchen 19.5m² (210 ft.²) with built-in cupboard and drawers, laminate worktop with inset 1½ bowl single drainer stainless steel sink. An Open Plan former café with feature exposed truss beam vaulted ceiling, large cast iron multi-fuel stove. Entrance doors to front and rear. Separate toilets. Mains gas, water and electricity supplies.



Traditional Coach House Stables Barn 151m² (1627 ft.²)

A two storey traditional Coach House barn constructed of brick external wall elevations under pitch slate clad roof plus single-storey extension comprises former nursery retail shop to the ground floor incorporating original Coach House Stables divisions & manger feature, stairs to first floor open loft storage.



Adjoining Orangery/glasshouse 41 m² (438 ft.²)

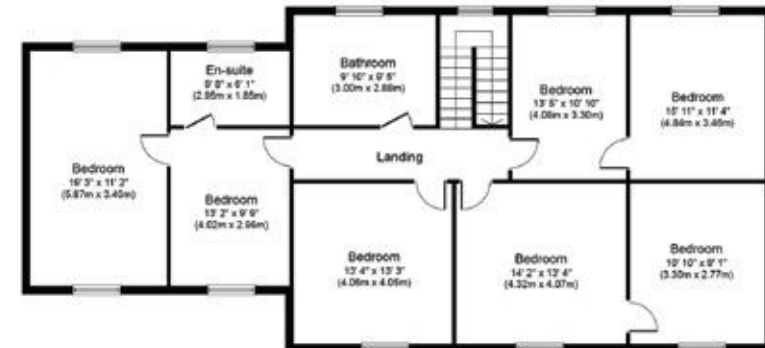
A former 1½ bay glasshouse structure constructed of brick wall with lean-to aluminium frame glasshouse structure, double opening sliding doors, concrete flagged floor.



FLOOR PLAN - LAUREL HOUSE



Ground Floor
Approximate Floor Area
2,024 sq. ft.
(188.0 sq. m.)



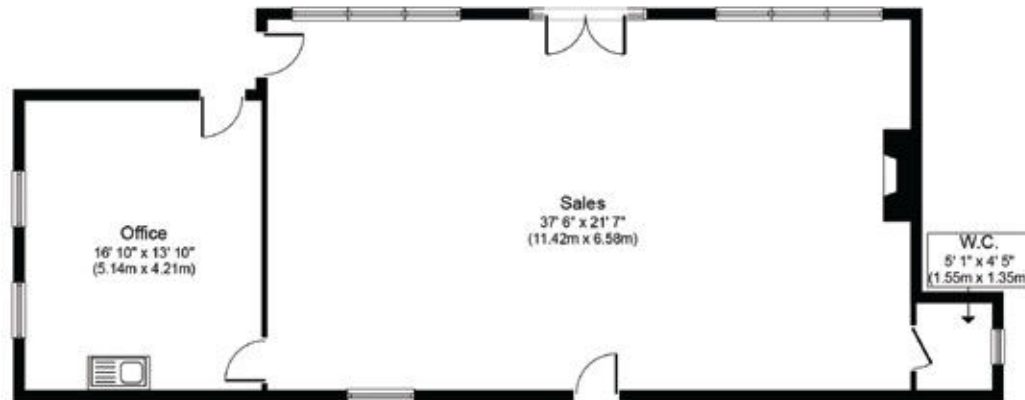
First Floor
Approximate Floor Area
1,442 sq. ft.
(134.0 sq. m.)

Laurel House, WN2 3XD

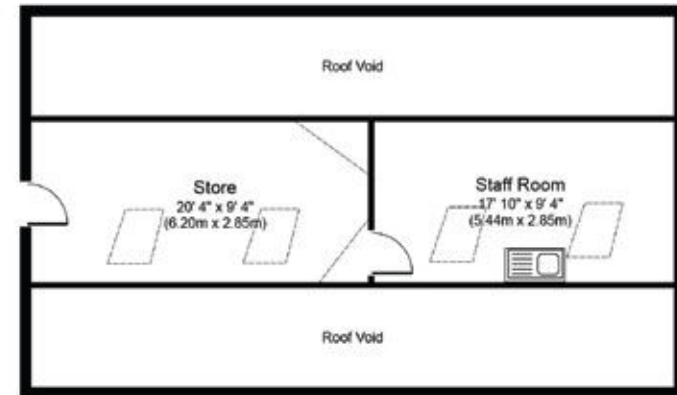
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

Copyright V360 Ltd 2020 | www.houseviz.com

FLOOR PLAN - THE OWL'D BARN



Ground Floor
Approximate Floor Area
1,076 sq. ft.
(100.0 sq. m.)



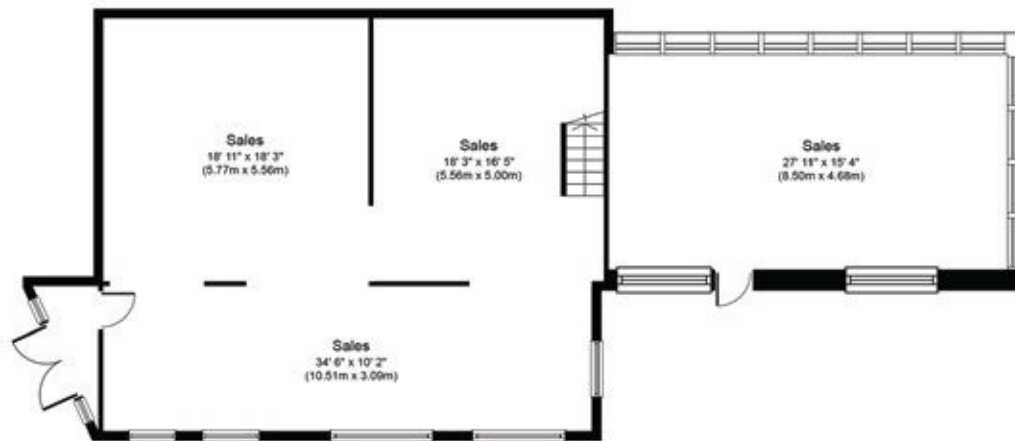
First Floor
Approximate Floor Area
355 sq. ft.
(33.0 sq. m.)

The Owl'D Barn, WN2 3XD

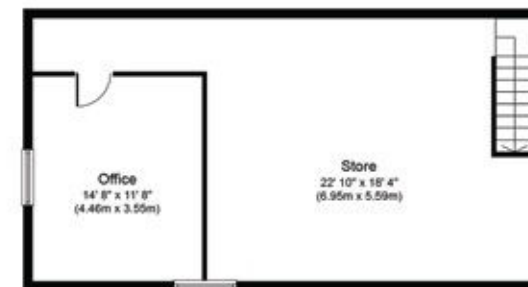
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

Copyright V360 Ltd 2020 | www.houseviz.com

FLOOR PLAN - THE STABLES



Ground Floor
Approximate Floor Area
1,453 sq. ft.
(135.0 sq. m.)



First Floor
Approximate Floor Area
646 sq. ft.
(60.0 sq. m.)

The Stables, WN2 3XD

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2020 | www.houseviz.com

ENERGY PERFORMANCE CERTIFICATES

Energy Performance Certificate

Laurel House, Atherton Road, Hindley, WIGAN, WN2 3XD

Dwelling type: Detached house

Date of assessment: 20 July 2020

Date of certificate: 27 July 2020

Reference number: 8920-7023-7840-6120-9222

Type of assessment: RdSAP, existing dwelling

Total floor area: 279 m²

Use this document to:

Compare current ratings of properties to see which properties are more energy efficient

Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 8,580

Over 3 years you could save

£ 3,981

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 642 over 3 years	£ 414 over 3 years	You could save £ 3,981 over 3 years
Heating	£ 7,650 over 3 years	£ 3,897 over 3 years	
Hot Water	£ 288 over 3 years	£ 288 over 3 years	
Totals	£ 8,580	£ 4,599	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

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

Current

Potential

53

79

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 1,683
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,836
3 Floor insulation (solid floor)	£4,000 - £8,000	£ 267

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444282. The Green Deal may enable you to make your home warmer and cheaper to run.

Energy Performance Certificate

Non-Domestic Building

THE OWLD BARN

Laurel House

Atherton Road

Hindley

WIGAN

WN2 3XD

Certificate Reference Number: 2335-3063-0103-0501-0325

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

54

This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas

Building environment: Heating and Natural Ventilation

Total useful floor area (m²): 138

Assessment Level: 3

Building emission rate (kgCO₂/m² per year): 69.44

Primary energy use (kWh/m² per year): 402.42

Benchmarks

Buildings similar to this one could have ratings as follows:

23

If newly built

66

If typical of the existing stock

Energy Performance Certificate

Non-Domestic Building

THE STABLES

Laurel House

Atherton Road

Hindley

WIGAN

WN2 3XD

Certificate Reference Number: 0032-0530-3132-5623-3006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

102

This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity

Building environment: Heating and Natural Ventilation

Total useful floor area (m²): 195

Assessment Level: 3

Building emission rate (kgCO₂/m² per year): 140.44

Primary energy use (kWh/m² per year): 830.71

Benchmarks

Buildings similar to this one could have ratings as follows:

24

If newly built

70

If typical of the existing stock

Laurel House
Atherton Road, Hindley, Wigan WN2 3XD

ADDITIONAL INFORMATION

Council Tax

Wigan Council tax band F

Non-domestic Business Rates

The Owl'd Barn - Rateable value £7000 as from 1 April 2017

Traditional Stables Barn - Rateable value £7700 as from 1 April 2017

Services

We are advised that the property benefits from mains gas, water, electricity and connection to public sewers.

Tenure

We are advised that the property is held freehold in title. Immediate vacant possession available.

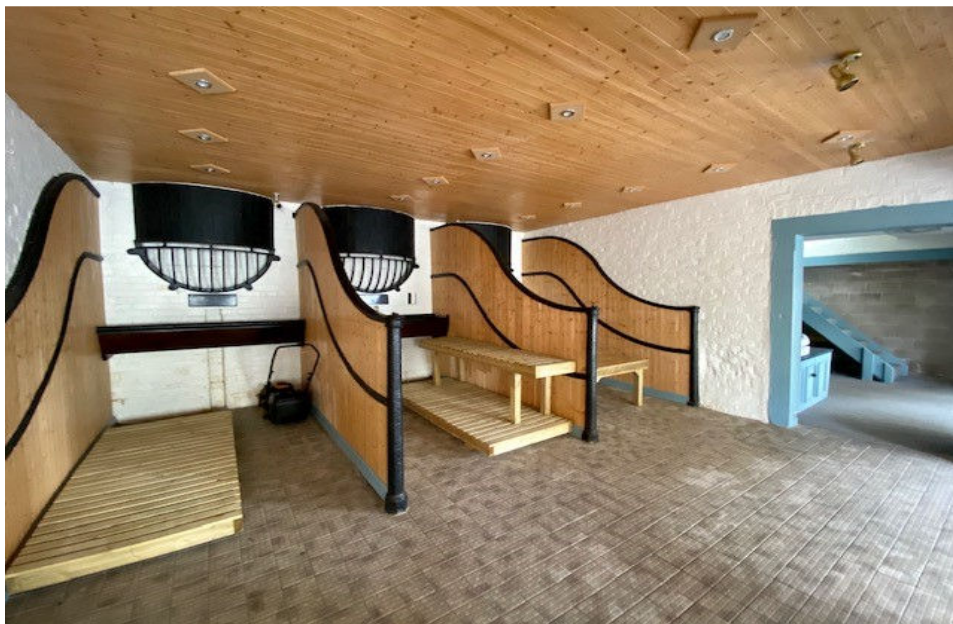
Viewing Arrangements

The joint selling agents include an online video walk-through of the premises. Please contact one of the agents to arrange a physical viewing during Covid-19 restrictions in order to carry out viewings safely.

Guide Price

Guide Price £ 450,000

Offers to Parkinson Real Estate - info@Parkinsonre.com FAO Daniel Crawshaw.



Laurel House
Atherton Road, Hindley, Wigan WN2 3XD

Enquiries & Viewings
Strictly by appointment with the agents

PARKINSON
REAL ESTATE ● ● ● ●

10 Beecham Court, Wigan WN3 6PR

Telephone: 01942 741800

info@parkinsonre.com

www.parkinsonre.com

 **SHP VALUERS**
RESIDENTIAL FARM COMMERCIAL

69 Garstang Rd, Preston PR1 1LB

Telephone: 01772 555403

info@shpvaluers.co.uk

www.shpvaluers.co.uk



Subject to contract
August 2020

Subject to contract All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate & SHP Valuers Ltd for themselves and the vendors/lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.

ANTI-MONEY LAUNDERING REGULATIONS - Under Anti-Money Laundering Regulations we are obliged to verify the identify of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made, to the purchaser for various personal information to assist in