



**Warrington Road, Abram, WN2 5XB**

**Offers in Excess of  
£229,950**

***Discover the allure of this exquisite Three Bedroom Detached Family Home, proudly presented by Stone Cross Estate Agents. Nestled in the sought-after area of Abram and is close to excellent local schools, amenities and transport links including the East Lancashire Road and motorway networks., this residence boasts a stylish entrance hall, a convenient cloakroom, a inviting lounge with a feature fireplace, and a modern, well-equipped kitchen/diner with French doors that open out to the rear garden—all seamlessly arranged on the ground floor. Ascend to the first floor to find three bedrooms, one featuring an en-suite, along with a new family bathroom. Outside, a low-maintenance front garden with lush lawn and a perimeter brick wall sets the stage, while the side elevation leads to a rear garden with a lawn and off-road parking, culminating in an integral garage. Seize the opportunity to call this gorgeous home yours!\*\*Please Contact Us To Arrange A Viewing\*\****

- **Three Bedrooms**
- **Detached**
- **Three Bathrooms**
- **Off Road Parking**
- **Integral Garage**
- **Modern Interior**

### **Entrance Hall**

Via composite door to the front elevation, wall mounted radiator, ceiling light point and stairs to the first floor.

### **Lounge**

16' 10" x 12' 6" (5.13m x 3.82m) UPVC double glazed window to the front elevation, wall mounted radiator, spotlights and feature fireplace.

### **Kitchen/Diner**

19' 3" x 11' 3" (5.88m x 3.42m) UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation, UPVC double glazed door to the side elevation, spotlights, ceiling light point, wall mounted radiator, one and a half ceramic sink unit with swan neck tap, a variety of wall, base and drawer units, integrated oven, electric hob, extractor, space for fridge/freezer, and plumbing for washing machine.

### **Cloakroom**

UPVC double glazed circle window to the front elevation, ceiling light point, W/C, part tiled walls and vanity sink unit with a mixer tap.

### **First Floor**

### **Landing**

UPVC double glazed window to the side elevation, ceiling light point and wall mounted radiator.

### **Bedroom One**

12' 7" x 11' 7" (3.84m x 3.52m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator and en-suite.

### **En-Suite**

UPVC double glazed window to the side elevation, tiled walls, tiled floor, hand towel radiator, ceiling light point, W/C, vanity sink unit with mixer tap and a double shower unit.

### **Bedroom Two**

12' 7" x 12' 5" (3.84m x 3.78m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

### **Bedroom Three**

8' 4" x 8' 2" (2.55m x 2.48m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

### **Family Bathroom**

7' 8" x 6' 4" (2.34m x 1.92m) UPVC double glazed frosted window to the rear elevation, ceiling light point, hand towel radiator, tiled walls, tiled floor, free standing



*bath with a hand held shower, W/C and vanity sink unit with mixer tap.*

**Outside**

**Front Garden**

*Enclosed with a low brick wall, gate to front with path leading to the front door and laid to lawn area.*

**Rear Garden**

*Enclosed, drive leading to integral garage providing off road parking, laid to lawn area and patio area.*

**Integral Garage**

*Integral and electric shutter door.*

**Tenure**

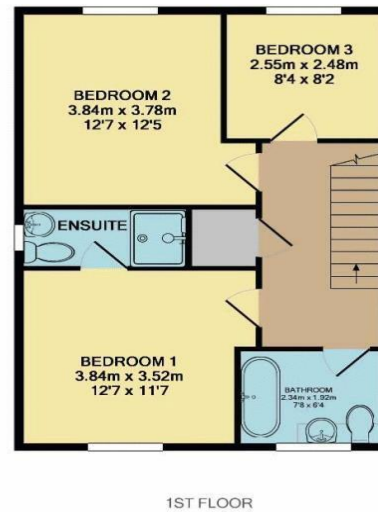
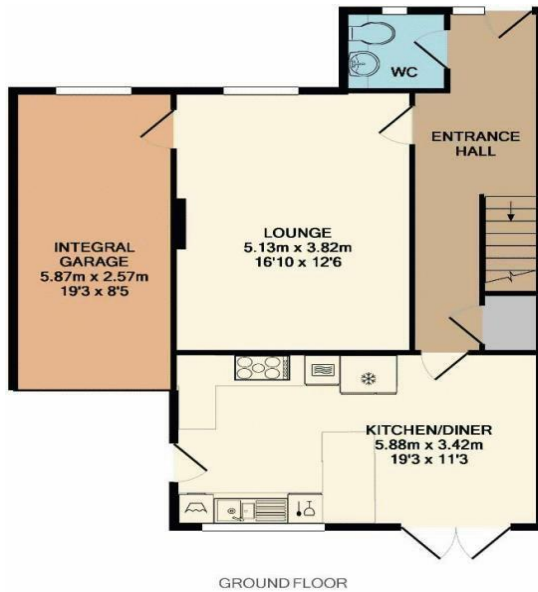
*Freehold*

**Council Tax**

*D*

***Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents, this is the responsibility of the buyer.***





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 performance certificate (EPC)

371, Warrington Road  
Abram  
WIGAN  
WN2 5XB

Energy rating  
**C**

Valid until: 24 October 2029

Certificate number: 2758-0939-7280-6471-3910

Property type

Detached house

Total floor area

122 square metres

### Rules on letting this property

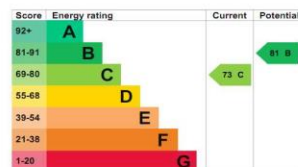
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

**Viewing of this property is strictly by appointment through Stone Cross Estate Agents.**

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.