



Mains Avenue, Bamfurlong, WN2 5LG

**Offers in Excess of
£139,950**

Stone Cross Estate Agents are proud to present to you this charming Three Bedroom Mid Terraced Home. Ideally located close to local schools and bus routes to Wigan and Ashton.

The property comprises of a hallway, lounge, kitchen and convenient cloakroom to the ground floor. The first floor there are three bedrooms and a family bathroom. Externally to the front there is an enclosed yard with on street parking and to the rear is an enclosed low maintenance garden laid with artificial grass and paved patio area. NO CHAIN! **Please Contact Us To Arrange A Viewing**

- **Three Bedrooms**
- **Mid Terraced**
- **Two Bathrooms**
- **Enclosed Front and Rear Yards**
- **NO CHAIN**
- **Fully Rennovated**

Entrance Hall

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

Lounge

15' 3" x 12' 11" (4.64m x 3.93m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator, laminate flooring, electric fire with wooden surround and marble heath.

Kitchen

12' 3" x 8' 4" (3.73m x 2.54m) UPVC double glazed window to the rear elevation, ceiling light point, part tiled walls, tiled flooring, a variety of wall, base and drawer units, integrated oven, hob, extractor, 1.5 stainless steel sink unit with mixer tap, plumbing for washing machine and space for fridge freezer.

Inner Hall

Under stairs storage, door to rear elevation and door leading into the cloakroom.

Cloakroom

UPVC double glazed frosted window to the rear elevation, W/C and tiled flooring.

First Floor

Landing

Bedroom One

12' 11" x 11' 7" (3.93m x 3.53m) UPVC double glazed window to the front elevation, wall mounted radiator and ceiling light point.

Bedroom Two

9' 9" x 8' 5" (2.97m x 2.56m) UPVC double glazed window to the front elevation, wall mounted radiator and ceiling light point.

Bedroom Three

10' 1" x 6' 8" (3.07m x 2.03m) UPVC double glazed window to the front elevation, wall mounted radiator and ceiling light point.

Bathroom

UPVC double glazed frosted window to the rear elevation, wall mounted radiator, ceiling light point, part tiled walls, W/C, wash hand basin and a bath with an over head shower.



Outside

Front

Enclosed, paved yard with gate access.

Rear Garden

Enclosed, artificial grass and paved patio.

Tenure

Freehold

Council Tax

A

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.



Energy performance certificate (EPC)

16, Mains Avenue
Barnfurlong
WIGAN
WN2 5LG

Energy rating
C

Valid until: 25 February 2024

Certificate number: 8724-7122-2070-5036-9926

Property type: Mid-terrace house
Total floor area: 76 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.

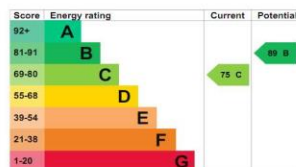
[See how to improve this property's energy efficiency.](#)

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.