



***Tram Street, Platt Bridge, WN2 5JE***

***Offers in Excess of  
£109,950***

***Stone Cross Estate Agents are delighted to present to you this charming Two Bedroom Mid Terraced Home situated in Platt Bridge. Located near local amenities and schools. Perfect for first-time buyers or investors, it features an entrance vestibule, lounge, and kitchen/diner on the ground floor. Upstairs, you'll find two double bedrooms and a three-piece family bathroom, with a versatile loft room on the second floor. Outside, enjoy the enclosed front yard and low-maintenance backyard. Your new home awaits! \*\*CONTACT US NOW TO ARRANGE A VIEWING!!\*\****

- ***Two Bedrooms***
- ***Mid Terraced***
- ***Two Reception Rooms***
- ***Enclosed Front and Rear Yards***
- ***Loft Room***
- ***Ideal For First Time Buyers Or An Investor***

### **Entrance Vestibule**

Via UPVC double glazed door to the front elevation.

### **Lounge**

14' 3" x 13' 7" (4.34m x 4.15m) UPVC double glazed window to the front elevation, laminate flooring, ceiling light point and wall mounted radiator.

### **Kitchen**

10' 7" x 7' 10" (3.23m x 2.39m) UPVC double glazed window to the rear elevation, spotlights, a variety of wall, base and drawer units, electric hob, oven, stainless steel sink unit with mixer tap, part tiled walls and plumbing for washing machine.

### **Reception Room**

13' 8" x 12' 4" (4.16m x 3.76m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

### **First Floor**

#### **Landing**

Ceiling light point, loft access and stairs to the loft room.

#### **Bedroom One**

13' 8" x 11' 4" (4.17m x 3.45m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and a storage cupboard.

#### **Bedroom Two**

9' 6" x 9' 2" (2.9m x 2.8m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

#### **Bathroom**

UPVC double glazed frosted window to the rear elevation, three piece suite, bath with an overhead shower, hand towel radiator, ceiling light point, W/C and wash hand basin.

### **Second Floor**

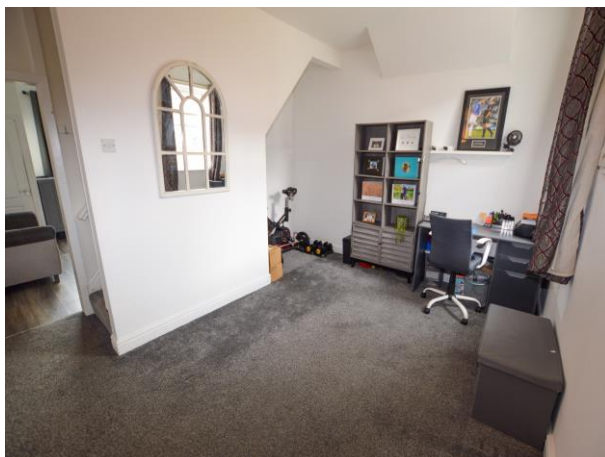
#### **Loft Room**

12' 5" x 9' 2" (3.78m x 2.79m) UPVC double glazed skylight, three ceiling light points, storage and eaves.

### **Outside**

#### **Front**

Enclosed, low-maintenance yard.



**Rear**

Enclose yard with artificial grass and gate access to the rear.

**Tenure**

**Council Tax**

A

**Other Information**

Water mains or private?

Parking arrangements?

Flood risk?

Coal mining issues in the area?

Broadband how provided?

If there are restrictions on covenants?

Is the property of standard construction?

Are there any public rights of way?

Safety Issues?

**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)

27, Tram Street Platt Bridge WIGAN WN2 5JE	Energy rating	Valid until: 13 February 2020
	<b>E</b>	Certificate number: 8471-6622-5820-8514-6992
Property type	Mid-terrace house	
Total floor area	89 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 E. 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.