



Tram Street, Platt Bridge, WN2 5JE

***Offers in Excess of
£99,950***

Stone Cross Estate Agents proudly presents a charming Two Bedroom End Terrace in Platt Bridge with NO CHAIN, near local amenities and schools. Ideal for first-time buyers or investors, this home offers an entrance vestibule, lounge, kitchen/diner, a handy utility room all to the ground floor, while on the first floor sit two double bedrooms, and a three piece suite family bathroom. Venture outside and enjoy an enclosed front yard, side lawn, and low-maintenance enclosed backyard. Your perfect home awaits.

*****CONTACT US NOW TO ARRANGE A VIEWING!!*****

- ***Two Bedrooms***
- ***End Terrace***
- ***No Chain***
- ***Enclosed Front And Rear Yards***
- ***Land At The Side***
- ***On Street Parking***

Entrance Vestibule

Via UPVC double glazed frosted door to the front elevation and ceiling light point.

Lounge

13' 4" x 14' 8" (4.07m x 4.47m) UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point and meter cupboard.

Kitchen/Diner

12' 7" x 13' 5" (3.84m x 4.09m) UPVC double glazed window to the rear elevation, wall mounted radiator, spotlights, electric oven, gas hob, plumbing for washing machine, space for fridge/freezer and stairs to the first floor.

Utility Room

UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation, space for dryer, space for fridge, wall mounted radiator and ceiling light point.

First Floor

Landing

Loft access, wall mounted radiator and ceiling light point.

Bedroom One

11' 9" x 13' 9" (3.57m x 4.19m) UPVC double glazed window to the front elevation, wall mounted radiator and ceiling light point.

Bedroom Two

10' 0" x 13' 0" (3.06m x 3.96m) UPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light point.

Bathroom

Velux skylight, three piece white suite comprising of W/C, vanity sink unit, electric shower, part tiled walls, storage cupboard, wall mounted radiator and spotlights.

Outside

Front Garden

Enclosed, patio, low wall, gate and hedge.

Rear Garden

Enclosed, gate to rear and patio.

Tenure

Leasehold: £5.00 per annum

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.

Other Information

Water mains or private? Mains

Parking arrangements? On street parking

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? No

If there are restrictions on covenants? Yes

Is the property of standard construction? Standard

Are there any public rights of way? No

Safety Issues? No



Energy performance certificate (EPC)

33, Tram Street
Platt Bridge
WIGAN
WN2 5JE

Energy rating
E

Valid until: 22 March 2027

Certificate number: 2578-7051-7267-5903-7910

Property type: End-terrace house
Total floor area: 67 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 current energy rating is E. It has the potential to be C.

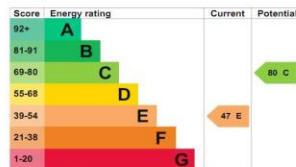
[See how to improve this property's energy efficiency.](#)

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.