



Maypole Crescent, Abram, WN2 5YN

*Offers in Excess of
£189,950*

Stone Cross Estate Agents are thrilled to present this stunning three-bedroom mews house on Maypole Crescent, Abram. Upon entering, you are welcomed by a bright and inviting entrance hall that leads seamlessly into the heart of the home. The ground floor features a spacious and airy living room, a kitchen perfect for family meals or entertaining, and a convenient W/C. To the first floor, you will find two generously sized bedrooms, and a family bathroom. The master bedroom benefits from it's additional privacy, being on the second floor and including its own private en-suite. Externally, the property impresses with off-road parking at the front and to complete the property is an enclosed paved rear. Don't miss this opportunity to call this home your own-Contact us today to arrange a viewing!

- Three Bedrooms
- Mid-Mews
- Three Bathrooms
- Driveway
- Enclosed Rear Yard

Entrance Hallway

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

Kitchen

15' 9" x 6' 3" (4.8m x 1.91m)

UPVC double glazed window to the front elevation, ceiling light point, wall base and drawer units, wall mounted radiator, integrated oven, hob and extractor, tiled floors, part tiled walls, integrated dishwasher, space for a washing machine and an integrated fridge/freezer.



Lounge

14' 10" x 12' 10" (4.52m x 3.92m)

UPVC double glazed French doors and windows to the rear elevation, ceiling light point and a wall mounted radiator.



W/C

W/C, ceiling light point, wall mounted radiator and a wash hand basin.

First Floor

Bedroom Two

12' 11" x 12' 1" (3.94m x 3.68m)

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



Bedroom Three

11' 10" x 6' 3" (3.6m x 1.9m)

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

Bathroom

W/C, sink unit, bath with an over head shower, part tiled walls, ceiling light point and a wall mounted radiator.

Second Floor

Bedroom One

18' 10" x 12' 11" (5.73m x 3.93m)

UPVC double glazed windows to the rear elevation, ceiling light point and a wall mounted radiator.



Ensuite

UPVC double glazed frosted window to the front elevation, W/C, sink unit, shower cubicle and a ceiling light point.

Outside

Front

Driveway for two cars.

Rear

Enclosed paved garden.

Tenure

Leasehold: £180 Maintenance: £135.55

Council Tax

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? TBC

If there are restrictions on covenants? No

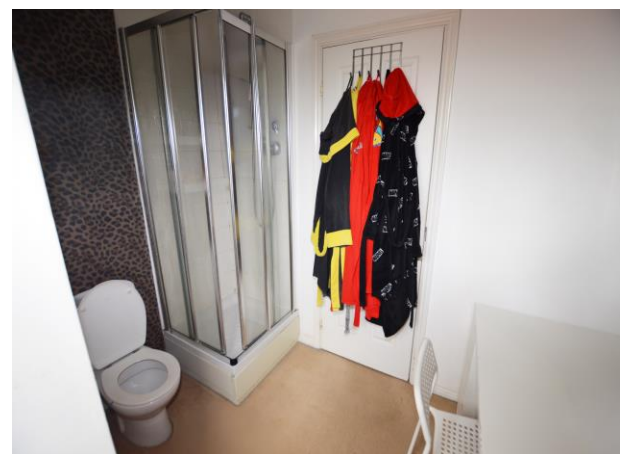
Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No

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)		
11 Maypole Crescent Abram Wigan WN2 5YL	Energy rating	Valid until: 11 March 2035
	C	Certificate number: 2011-4527-1050-8900-2095
Property type	Mid-terrace house	
Total floor area	94 square metres	

Rules on letting this property

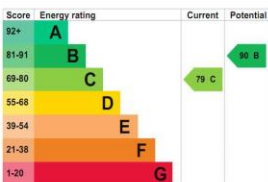
Properties can be let if they have an energy rating from A to E.

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



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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.

Stone Cross Estate Agents LTD

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