



**Blenheim Road, Ashton-In-Makerfield, WN4
9JN**

£169,950

Stone Cross Estate Agents are thrilled to present this three-bedroom, semi-detached home in Ashton-in-Makerfield, offered with NO CHAIN. Ideal for first-time buyers or investors, this property requires refurbishment and modernisation. The ground floor features a lounge and kitchen, while the first floor hosts three bedrooms and a bathroom. The front promotes a driveway and to the rear you will find artificial law and stoned areas. Don't miss this opportunity! **Please Contact Us To Arrange A Viewing Today 01942 356266**

- **Three Bedrooms**
- **Semi-Detached**
- **Driveway**
- **Enclosed Rear**
- **No Chain**

Entrance Hall

UPVC double glazed door to the front elevation, ceiling light point, wall mounted radiator and laminate flooring.

Lounge

11' 0" x 23' 11" (3.36m x 7.3m) UPVC double glazed window to the front elevation, UPVC double glazed French doors to the rear elevation, two ceiling light points, wall mounted radiator and a gas fire.

Kitchen

7' 3" x 10' 2" (2.2m x 3.1m) UPVC double glazed door to the side elevation, under stairs storage, part tiled walls, tiled flooring and wall base and drawer units.

Upstairs**Bedroom One**

11' 10" x 15' 1" (3.6m x 4.6m) UPVC double glazed window to the front elevation, wall mounted radiator and a ceiling light point.

Bedroom Two

11' 10" x 11' 2" (3.6m x 3.4m) UPVC double glazed window to the rear elevation, wall mounted radiator and a ceiling light point.

Bedroom Three

7' 10" x 6' 6" (2.4m x 1.97m) UPVC double glazed window to the front elevation, wall mounted radiator and a ceiling light point.

Bathroom

UPVC double glazed frosted window to the rear elevation, W/C, sink unit, part tiled walls and a shower cubicle.

Front

Driveway for off road parking.

Rear

Stoned area and artificial lawn.

Tenure

Leasehold: 999 year lease from 1958 £5/annum (not collected)

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)			
12 Blenheim Road Ashton-in-Makerfield WIGAN WN4 9JN	Energy rating C	Valid until:	13 April 2035
		Certificate number:	7800-3395-0722-4495-3453
Property type		Semi-detached house	
Total floor area		91 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.