



O.I.R.O. £115,950

388 Warrington Road, Abram, Wigan, WN2 5XA

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A fantastic opportunity for a first time buyer or residential property investor. The property has been modernised throughout and provides spacious accommodation with the benefit of central heating and double glazing throughout.

The property is in close proximity to amenities and is in easy reach of Wigan and Golborne.

The property is subject to a 999 year lease and has an EPC of D67.

Lounge

13'4" x 10'4" (4.08 x 3.15)

With carpeted flooring and feature chimney breast.

Dining room

14'0" x 9'10" (4.28 x 3)

With carpeted flooring and access to kitchen and understairs cupboard.

Kitchen

8'11" x 7'4" (2.74 x 2.26)

With a range of base and wall units and external access.

Bedroom 1

14'0" x 13'1" (4.28 x 4)

With carpeted flooring and double glazed window looking onto the front.

Bedroom 2

13'1" x 8'10" (4 x 2.7)

With carpeted flooring and double glazed window looking onto the rear.

Bathroom

7'2" x 5'0" (2.2 x 1.54)

With w/c, bath and shower.

Services

Mains gas, mains water, mains electricity and mains drainage.

Please note T Fazakerley & Son have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Directions



EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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