



£280,000

46 Lazenby Crescent, Ashton-In-Makerfield, Wigan, WN4 9NJ

# 46 Lazenby Crescent, Ashton-In-Makerfield, Wigan, WN4 9NJ

**\*\*VIEWING ESSENTIAL\*\*** we are delighted to bring to market this well presented three bedroom detached family home with a garage and driveway for off road parking. The property is in a prime location on the sought after \*Woodedge\* estate in Ashton-In-Makerfield, close to local amenities, schools and transport links.

This family home has lots to offer and must be viewed to appreciate its full potential and comprises of spacious ground floor open plan living with the benefit of a conservatory to view the well maintained garden area. To the first floor there are three double bedrooms, bathroom with separate w.c. and a spacious storage room.

## Lounge

20'11" x 10'11" (6.4 x 3.35)

Front facing lounge with a feature fireplace and fitted carpets.

## Dining Room

12'10" x 7'10" (3.91m x 2.39m)

Rear facing dining room with fitted carpets.

## Kitchen

10'11" x 7'4" (3.34 x 2.25)

Rear facing modern fitted kitchen fitted with a range of wall and base units, lino flooring and ceramic hob with stainless steel extractor, integrated oven and grill.

## Conservatory

9'0" x 6'11" (2.74m x 2.11m)

Rear facing conservatory with fitted carpet and lighting.

## Landing

## Bedroom 1

14'2" x 10'2" (4.32m x 3.10m)

Front facing double bedroom with fitted carpeted flooring and fitted wardrobes.

## Bedroom 2

10'3" x 8'10" (3.12m x 2.69m)

Rear facing double bedroom with fitted carpeted flooring.

## Bedroom 3

11'1" x 7'6" (3.38m x 2.29m)

Front facing double bedroom with fitted carpeted flooring.

## Storage Cupboard

## Shower Room

Rear facing modern fitted shower room fitted with a walk in shower cubical, wash basin and a heated shower rail and a range of wall tiles.

## W.C

Separate w.c with fitted vinyl flooring and tiled walls.

## Garage

15'11" x 8'1" (4.86 x 2.47)

Integrated garage with up and over garage door providing useful storage space and opportunity to convert (subject to necessary permissions and consents).

## Garden

A private rear garden laid to lawn with paving around the perimeter of the residential property.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

