



33 Martindale Crescent, Wigan, WN5 9DU

Price £157,950

Copelands are pleased to bring to the market this spacious three bedroom end mews property situated on a popular residential estate in Pemberton. The property is ideally situated close to good local schools, shops and is only a short drive to the M6/M58 motorway. Internally the accommodation is arranged over three floors and in brief comprises of; entrance hall, spacious lounge, w.c, and a dining kitchen. To the first floor the landing area gives access to bedrooms two, three and the principal family bathroom. To the second floor you will find the master bedroom which is of excellent size and benefits from its own en suite. There is a driveway to the front providing off road parking and garden to the rear. EARLY VIEWING ADVISED.

ENTRANCE HALL

Radiator, stairs leading to first floor, door to lounge.

LOUNGE 13'8" x 10'5" (4.18m x 3.20m)

UPVC double glazed window to front aspect, radiator, door to dining kitchen

KITCHEN DINER 10'11" x 13'3" (3.34m x 4.05m)

UPVC double glazed window and French doors to rear aspect, radiator, door to cloaks wc.

CLOAKS WC

Hand wash basin, toilet and radiator.

STAIRS LANDING

Doors to bedroom two and three and bathroom, radiator.

BEDROOM TWO 8'9" x 13'3" (2.67m x 4.05m)

UPVC double glazed window to rear aspect, radiator.

BEDROOM THREE 8'11" x 6'7" (2.74m x 2.01m)

UPVC double glazed window to front aspect, radiator.

FAMILY BATHROOM 6'7" x 5'6" (2.01m x 1.68m)

Panelled bath with shower mixer tap, hand wash basin and toilet. Radiator.

STAIRS

Panelled bath with shower mixer tap, hand wash basin and toilet. Radiator.

MASTER BEDROOM 11'9" x 13'7" (3.59m x 4.15m)

UPVC double glazed window to front aspect, radiator, door to en-suite shower.

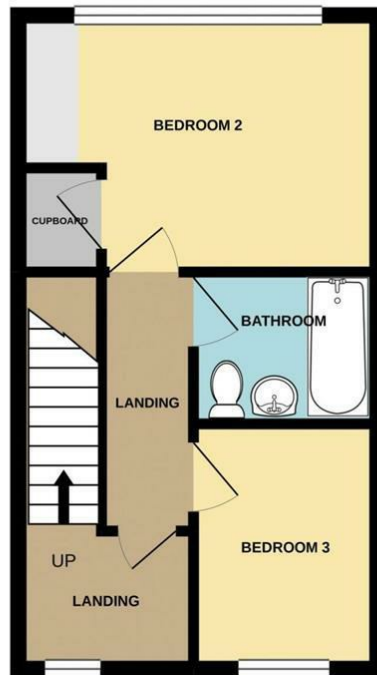
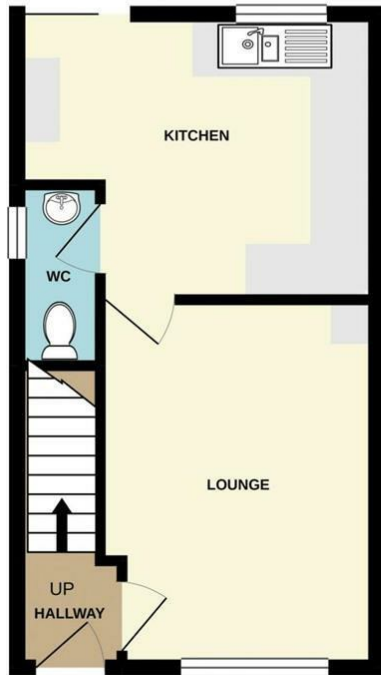
EN-SUITE 4'2" x 7'5" (1.28m x 2.27m)

UPVC double glazed window to rear aspect, radiator. Enclosed shower cubicle, hand wash basin and toilet.

Floor Plan

GROUND FLOOR
307 sq.ft. (28.6 sq.m.) approx.

1ST FLOOR
307 sq.ft. (28.6 sq.m.) approx.



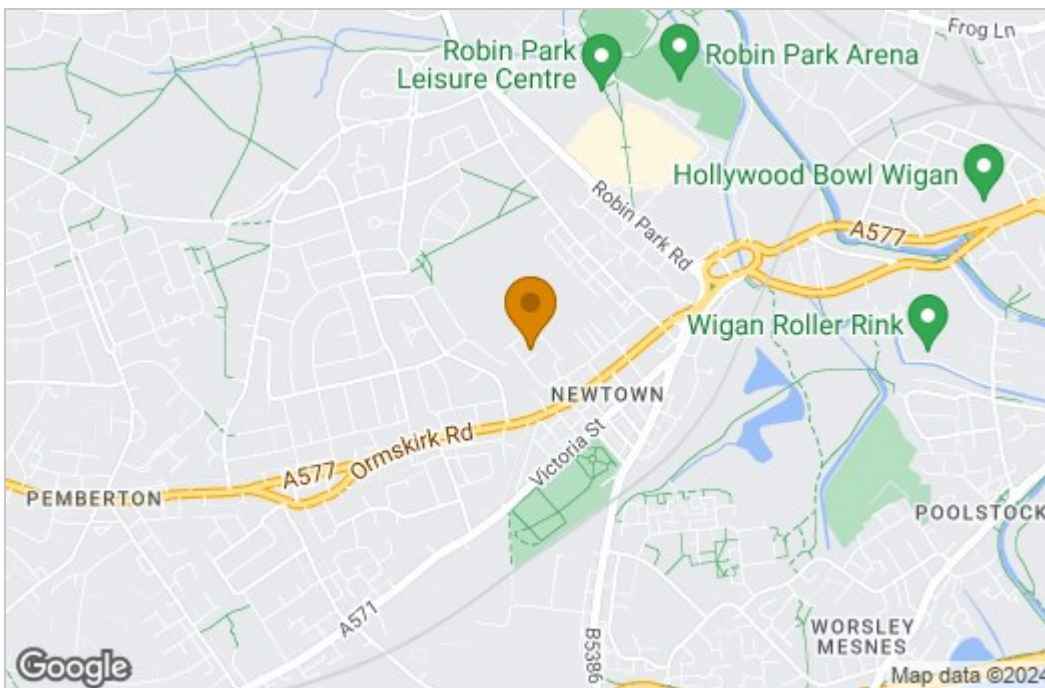
2ND FLOOR
199 sq.ft. (18.5 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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