



16 Clifton Crescent, Wigan

£255,000 Leasehold

**** IMMACULATELY PRESENTED THROUGHOUT**** • Desirable Location of Wigan • Large Loft Space • Utility Room/Pantry • Two Double Bedrooms • Newly Fitted Family Kitchen • Large, modern, fully tiled wetroom/shower suite and Guest WC • Private Mature Rear Garden



**** IMMACULATELY PRESENTED THROUGHOUT**** 2/3 bed detached bungalow in sought-after Wigan location. Features lounge, dining room/3rd bedroom, family kitchen, large loft space. Tranquil rear garden with patio. Modern finishes and easy access to amenities. Viewing Highly Recommended.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Hallway

18' 8" x 6' 7" (5.69m x 2.01m)

A large entrance hallway with wood effect laminate flooring, multiple power points and warmed via single radiator.

Lounge

10' 10" x 12' 3" (3.30m x 3.73m)

A large family room with bay upvc window enjoying views over the rear garden with ornate coving, wall lights, multiple power points, gas fire with surround, fully carpeted, central ceiling light and warmed via single radiator.

Kitchen

14' 4" x 10' 4" (4.37m x 3.15m)

A spacious family kitchen with a range of fitted high gloss floor and wall units, large work tops, upvc window with sink underneath, glass tiled splash backs, integrated fridge freezer and dish washer, induction hob with extractor above, double oven and warming drawer, wood effect Amtico flooring, under unit lighting, warmed via single radiator, access to utility/pantry room and upvc door to rear garden.

Utility Room/Pantry

2' 9" x 6' 6" (0.84m x 1.98m)

A useful room with frosted upvc window, plumbed for wash facilities and wall mounted combi boiler.





Dining Room/3rd Bedroom

13' 8" x 10' 10" (4.17m x 3.30m)

A large family dining room with upvc bay window, wood effect laminate flooring, multiple power points, two wall lights, central ceiling light and warmed via single radiator.

WC

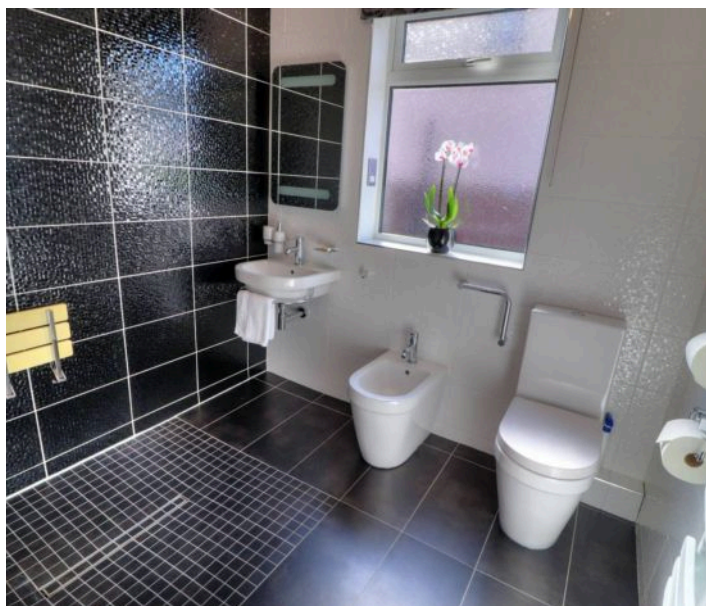
5' 6" x 2' 9" (1.68m x 0.84m)

A separate wc with frosted upvc window, tiled flooring, wash basin and heated towel rail/radiator.

Shower Room

7' 4" x 8' 5" (2.24m x 2.57m)

A large modern shower/wet room with walk in shower, low level w.c, wash basin, bidet, tiled walls and flooring, under floor heating, frosted upvc window and heated towel rail/radiator.



Bedroom One

11' 10" x 11' 4" (3.61m x 3.45m)

A large double room with built in wardrobes, central ceiling light, large upvc window, multiple power points, fully carpeted and warmed via single radiator.

Bedroom Two

10' 9" x 10' 9" (3.28m x 3.28m)

A spacious double room with large upvc window, multiple power points, built in wardrobes, fully carpeted, central ceiling light and warmed via single radiator.





REAR GARDEN

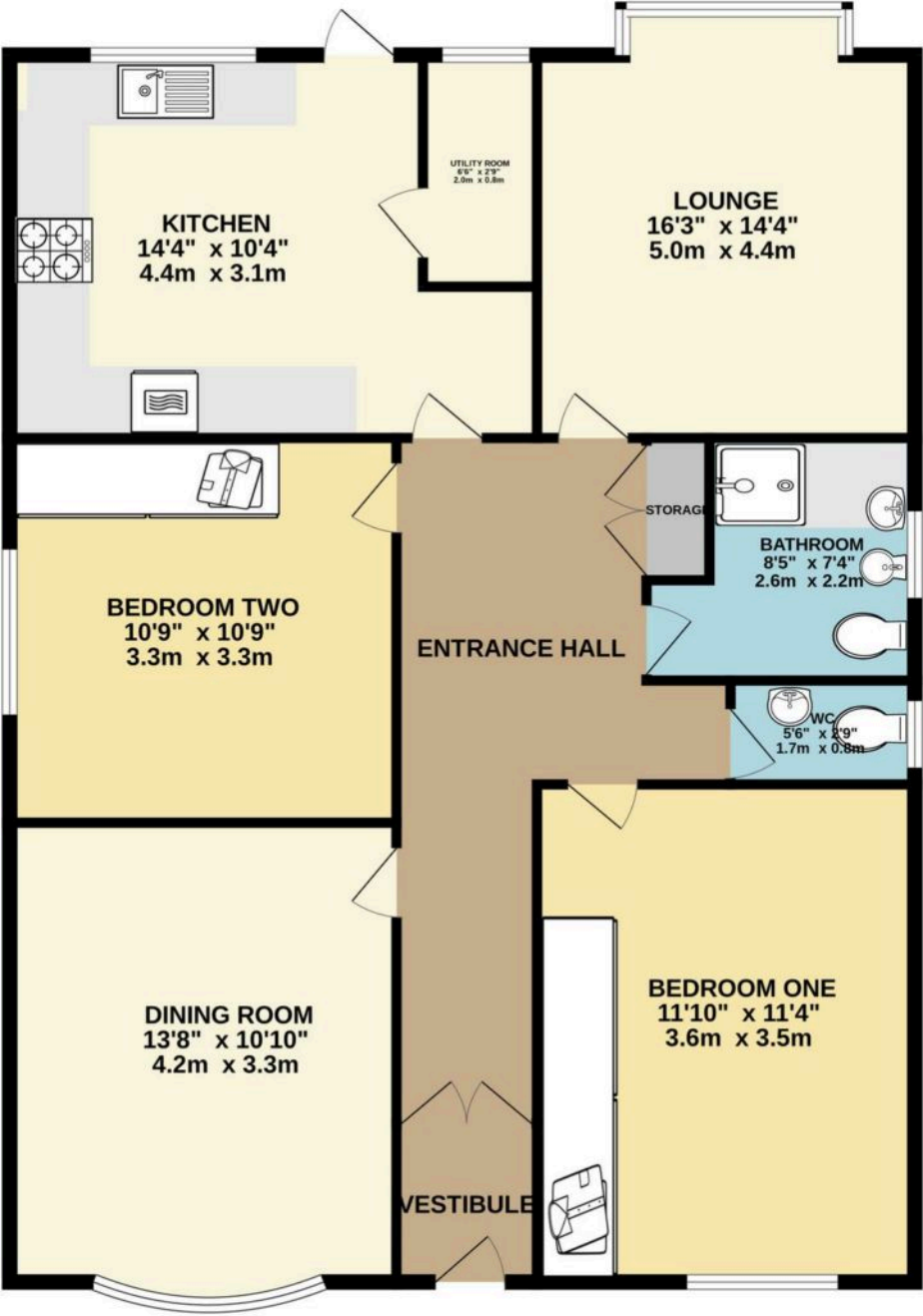
A large private rear garden with mature trees and shrubs, well stocked flower beds, stone chipped rockery area, mature grassed lawn, flagged patio area ideal for al fresco dining for the family to enjoy all year round and an added benefit having external power point and water faucet, side gated access for bin removal and storage.

FRONT GARDEN

A well stocked front garden tiered from the street with options to adapt for off road parking or re design for easier disabled access if necessary.



GROUND FLOOR



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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Movuno

605 Chorley Old Road, Bolton, BL1 6BL

01204 654525

bolton@movuno.com