

48, Leacroft, Wigan, WN4 0LN Offers in the Region Of £170,000

- Semi-detached bungalow
- Two bedrooms

- Viewing recommended
- Cul de Sac location





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This semi-detached bungalow has been altered internally to increase the living space by providing a second bedroom at first floor level and extending the living area into the former second floor bedroom. The property could quite easily be returned to a true bungalow with two ground floor bedrooms. A UPVC conservatory has also been added to the rear of the property.

Accommodation

Ground Floor

Entrance Hall

Through lounge/diner 31' 4" x 10' 10" (9.55m x 3.30m)

Kitchen 10' 11" x 7' 10" (3.34m x 2.39m)

Fitted with a range of white base and wall units with integrated double oven, gas hob and extractor.

Conservatory 11' 7" x 10' 6" (3.53m x 3.21m) UPVC construction.

Shower room 9' 5" x 5' 5" (2.86m x 1.65m)

Wet room style fittings in white. Fully tiled and fitted with an electric shower.

Bedroom One 10' 10'' x 8' 7'' (3.30m x 2.62m) With fitted wardrobes.

First floor

Bedroom Two 22' 5" x 15' 0" (6.83m x 4.58m) With fitted wardrobes and W.C.

Externally

There is a driveway to the front and enclosed low maintenance garden to the rear.

Services

All mains services are available and connected. Gas fired central heating is provided by a Mains combi boiler. Services and service installations have not been inspected or tested.

Tenure

The property is Freehold.

Disclaimer

These particulars have been prepared as a general guide only and complete accuracy cannot be guaranteed. This brochure does not form a contract or any part of a contract. Interested parties should seek professional verification on points of importance or concern.





Energy performance certificate (EPC) 48 Leacroft Ashton-In-Makerfield WIGAN WN4 0LN Energy rating D Valid until: 14 October 2034 Certificate number: 9330-2755-3400-2994-4245 Property type Semi-detached house Total floor area 104 square metres

Rules on letting this property

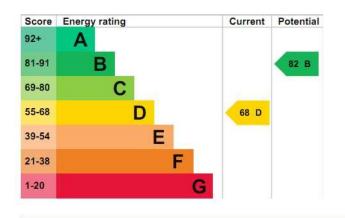
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy rating and score

This property's energy rating is D. 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