



addisons



Kinlet Road, Highfield
Wigan WN3 6AG

Offers in Excess of £160,000

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Phone: 01942 409840, Email: info@addisonsestateagents.co.uk
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Semi Detached Family Home

Three Bedrooms

Conservatory and Generous Rear Garden

Gas Central Heating and Double Glazing

Driveway Providing Off Road Parking

Viewing Highly Recommended

SEMI DETACHED FAMILY HOME IN HIGHLY SOUGHT AFTER LOCATION! This lovely property has been home to the current owners for many years and offers accommodation which briefly comprises of an entrance porch and hallway, lounge, dining kitchen, conservatory opening onto a generous rear garden, three bedrooms plus loft room and a family bathroom. The property has gas central heating and UPVC double glazing and a driveway providing off road parking at the front. This area is highly desirable being situated within walking distance to Pemberton train station and within easy reach of the main roads and motorway networks of the North West and we therefore expect high levels of early interest so please call us now to get your viewing booked. EPC Grade Awaited

Entrance Porch

UPVc double glazed entrance door and windows. Cupboard housing meters.

Hallway

Stairs to first floor accommodation. Laminate flooring.

Lounge 9' 10" x 16' 4" (2.99m x 4.97m)

UPVC double glazed window to front aspect. Central heating radiator. Laminate flooring. Gas fire in decorative surround. Two wall light points.

Kitchen/Diner 13' 7" x 10' 9" (4.14m x 3.27m)

Fitted with a range of wall and base units comprising cupboards, drawers and work surfaces and incorporating a 1.5 bowl, single drainer stainless steel sink unit with mixer tap. Part tiled elevations. Gas cooker point. UPVC double glazed window to rear aspect and UPVC double glazed french doors to rear aspect. Part tiled elevations. Central heating radiator.

Conservatory 7' 3" x 9' 3" (2.21m x 2.82m)

UPVC double glazed windows and french doors to patio at side. Central heating radiator.

First Floor Landing

Stairs up to attic room.

Bedroom One 13' 5" x 9' 0" narrowing to 5'2 (4.09m x 2.74m)

UPVC double glazed window to front aspect. Central heating radiator.

Bedroom Two 7' 5" x 10' 9" (2.26m x 3.27m)

UPVC double glazed window to rear aspect. Central heating radiator.

Bedroom Three 6' 2" x 7' 8" (1.88m x 2.34m)

UPVC double glazed window to rear aspect. Central heating radiator.

Family Bathroom 7' 5" x 6' 0" (2.26m x 1.83m)

UPVC double glazed window to side aspect. Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low flush WC. Central heating radiator.

Landing

Storage cupboard. Door to loft room.

Loft Room 10' 0" x 15' 11" into limited head height (3.05m x 4.85m)

Two velux windows to rear aspect. Central heating radiator.

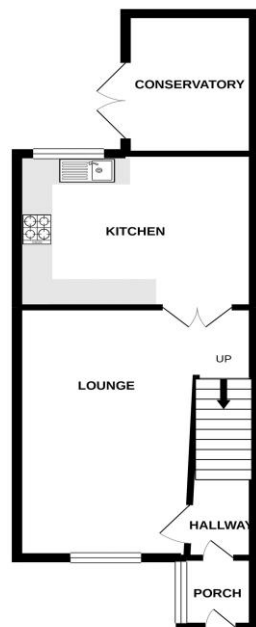
External

There is a lovely sunny patio area with a storage shed and a generous lawned garden to the rear of the property. There is a decked area at the side of the property and a gate which leads to the front. At the front is a driveway providing off road parking and a pretty lawned garden.

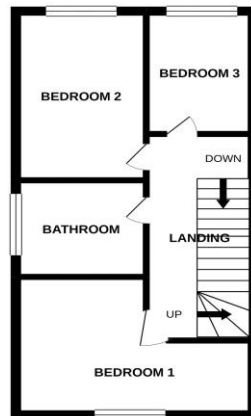




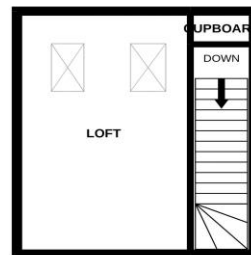
GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



2ND FLOOR
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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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