



# addisons



**School Lane**  
Upholland WN8 0LW

**Monthly Rental Of £725**

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## Garden Fronted Mid Terraced Cottage

Gas Central Heating and UPVC Double Glazing

Situated in Pretty Conservation Area

Two Bedrooms

Modern Kitchen and Bathroom

Viewing Recommended

PRETTY GARDEN FRONTED COTTAGE IS SOUGHT AFTER LOCATION. This lovely garden fronted mid terrace cottage is situated in a sought after area in the conservation area of Upholland. Its accommodation comprises briefly of an entrance vestibule, through lounge and dining room, kitchen, two good sized bedrooms and modern four piece bathroom. The property has gas central heating and double glazing and externally there are small garden areas to the front and rear. Call us now to arrange your viewing. EPC Grade Awaited

### Entrance Vestubule

Door giving access to the front of the property. Door to lounge.

### Lounge/Diner

UPVC double glazed windows to front and rear aspect. Two central heating radiators. Open staircase to first floor.

### Kitchen 6' 3" x 10' 8" (1.90m x 3.25m)

Door to side aspect. Double glazed window to rear aspect. Central heating boiler. Fitted wall and base units comprising cupboards, drawers and work surfaces and incorporating a single bowl, single drainer stainless steel sink unit with mixer tap. Built in electric oven and grill and four ring gas hob and extractor over. Tiled floor. Central heating radiator.

### Lean To 5' 6" x 10' 11" (1.68m x 3.32m)

UPVC double glazed window to side aspect and UPVc door and window to rear aspect. Outside tap and gas meter.

### First Floor Landing

Access to bedrooms and bathroom.

### Bedroom One 13' 0" x 12' 1" (3.96m x 3.68m)

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

### Bedroom Two 9' 3" x 12' 7" (2.82m x 3.83m)

UPVC double glazed window to rear aspect. Central heating radiator. Over stairs storage cupboard.

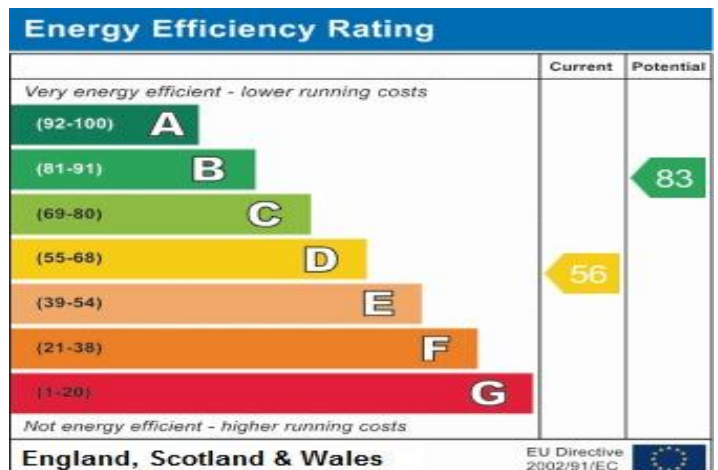
### Bathroom 6' 4" x 10' 3" (1.93m x 3.12m)

Fitted with a four piece suite comprising panelled bath, seperate shower enclosure, low flush WC and

vanity wash hand basin. UPVC double glazed window to rear aspect.

### Outside

The property has a small garden frontage and at the rear is a small enclosed garden area.

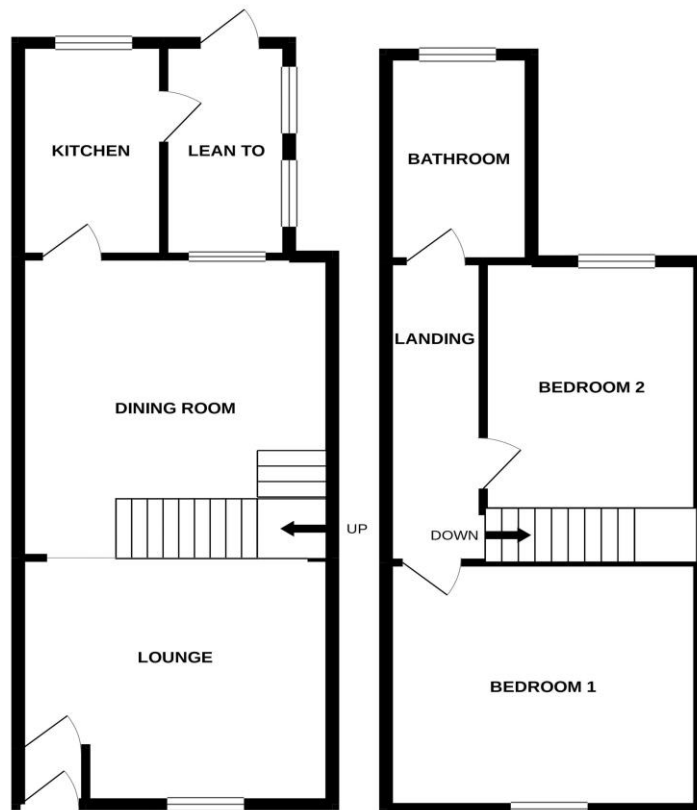






**GROUND FLOOR**  
486 sq.ft. (45.1 sq.m.) approx.

**FIRST FLOOR**  
427 sq.ft. (39.7 sq.m.) approx.



**TOTAL FLOOR AREA : 913 sq.ft. (84.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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