



addisons



City Road, Kitt Green
Wigan WN5 0BG

Offers Over £100,000

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This unusual end terraced property is situated in a popular location within walking distance to the local amenities at Kitt Green and only a slight further walk to the centre of Pemberton where every necessary daily need is catered for. The property has been a much-loved family home for many years and whilst requiring some modernisation, it offers great potential. Its accommodation comprises briefly of an entrance porch, hallway, generous lounge, ground floor bathroom and dining kitchen, and two good sized first floor bedrooms. The property has majority double glazing and externally there is a driveway providing off road parking and there is a decent size garden to the rear. The property can be offered For Sale with no onward chain involved and we thoroughly recommend early viewing. EPC Grade Awaited. Leasehold. Council Tax Band B

Entrance Porch

UPVC door and window to front aspect.

Hallway

Access into lounge, dining kitchen and bathroom.

Lounge

Two UPVC double glazed windows to side aspect. Gas fire. Fitted with a corner bar utilising the under stairs area.

Dining Kitchen

Fitted wall and base units incorporating a 1.5 bowl single drainer sink unit with mixer tap. UPVC windows to side and rear aspects and UPVC stable style door giving access into the rear garden.

Family Bathroom

Three piece suite comprising panelled bath, vanity wash hand basin and low flush WC. Window to rear aspect.

First Floor Landing

UPVC window to front aspect.

Bedroom

UPVC window to side aspect. Fitted storage cupboards.

Bedroom

UPVC double glazed window to side aspect.

Outside

There is a driveway at the side providing off road parking for a small vehicle. At the rear is a good sized garden.

Tenure

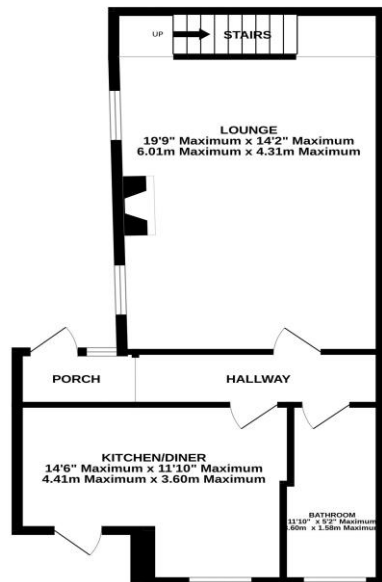
Leasehold 27/7/1875 999 years from 12/5/1875
Rent £6.7s.6d Rent informally apportioned to £2
by assignment in 1952



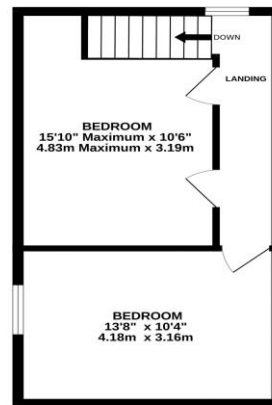




GROUND FLOOR
584 sq. ft. (54.2 sq.m.) approx.



1ST FLOOR
359 sq. ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq. ft. (87.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms etc. may differ from the above and we accept no responsibility as to what may be found on site. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metroplan 6/2024