



# addisons



**Alder Avenue**  
Wigan WN5 9PY

**Offers in the Region of £125,000**

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## **Semi Detached Property**

## **Gas Central Heating and UPVC Double Glazing**

## **No Chain Involved**

## **Three Bedrooms**

## **Driveway, Car Port and Gardens**

## **Viewing Highly Recommended**

Offered For Sale with No Chain involved is this semi detached property in Worsley Hall. Its accommodation comprises briefly of an entrance hall, lounge, dining kitchen, rear hall, ground floor wet room and three first floor bedrooms. The property has gas central heating and UPVC double glazing and externally there is a driveway and car port to the side providing off road parking and storage and there is a generous rear garden. Having been a much loved family home for many years, the property does require some modernisation but offers excellent potential for its next owner. We thoroughly recommend internal viewing so please call now to book your appointment. EPC Grade Awaited. Freehold. Council Tax Band A

### **Entrance Hall**

UPVC door to front aspect. Central heating radiator. Stairs to first floor accommodation.

### **Lounge**

UPVC double glazed window to front aspect. Central heating radiator. Laminate flooring. Living flame gas fire in decorative surround.

### **Dining Kitchen**

Fitted wall and base units comprising cupboards, drawers and work surfaces and incorporating a single bowl single drainer sink unit with mixer tap. Integrated microwave, electric cooker and gas hob. Plumbed for automatic washing machine and dishwasher. Under stairs storage cupboard. UPVC double glazed windows to side and rear aspects. Central heating radiator.

### **Rear Hall**

UPVC stable style door to side aspect.

### **Wet Room**

Wet room style shower, wash hand basin and low flush WC. Tiled elevations and tiled floor. Central heating radiator.

### **First Floor Landing**

UPVC double glazed window to side aspect.

### **Bedroom One**

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

### **Bedroom Two**

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

### **Bedroom Three**

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

### **WC**

Fitted with a Saniflow toilet and vanity wash hand basin. UPVC double glazed window to front aspect. Extractor.

### **Outside**

A driveway provides off road parking and leads to a covered car port which has external light and power. The generous rear garden has a patio area, three areas of artificial lawn, a greenhouse and a shed. There is also a wheelchair lift installed to aid mobility to the lower part of the garden.

### **Tenure**

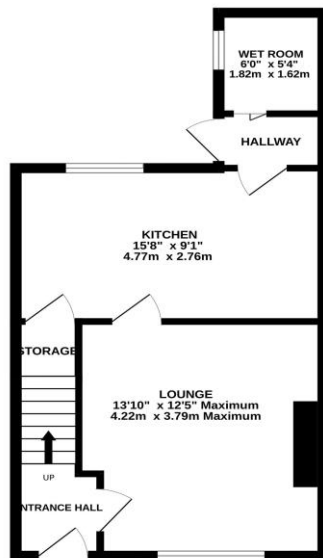
Freehold



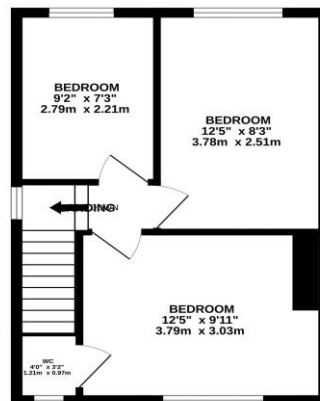




GROUND FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (69.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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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