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estate and letting agents



Ormskirk Road,
Wigan, Greater Manchester WN5 9DP

Offers Over £200,000

This traditional bay fronted semi detached property is situated in a prominent position along the popular Ormskirk Road. Formerly a successful 6 bed HMO registered and licensed with Wigan Council, this house has space in abundance and with some creative vision, it could make a superb family home.

Its accommodation comprises briefly on the ground floor of an entrance hall, lounge, ground floor bedroom, kitchen, shower room and utility area. Moving upstairs there are a further four bedrooms and another bathroom.

The property has gas central heating and UPVC double glazing and externally, there is a garden frontage and an enclosed rear yard area.

This is a property that will also appeal to investors of all types and we thoroughly recommend internal viewing.

EPC Grade D. Freehold and Leasehold Titles.
Council Tax Band B

Entrance Hall

Stairs giving access to first floor. Central heating radiator.

Lounge

UPVC double glazed bay window to front aspect. Central heating radiator. Decorative fireplace.

Bedroom

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

Shower Room

Fitted with a shower enclosure, wash hand basin and low flush WC.

Rear Hall

Door to outside.

Kitchen

Fitted wall and base units with single bowl single drainer stainless steel sink unit with mixer tap. Plumbed for automatic washing machine. Central heating boiler. UPVC double glazed window to side aspect. Gas cooker point.

Utility Area

UPVC double glazed french doors to side aspect. Central heating radiator.

First Floor Landing

Access to bedrooms and bathroom. Central heating radiator.

Bedroom

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



Bedroom

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

Bedroom

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

Bathroom

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

Bedroom

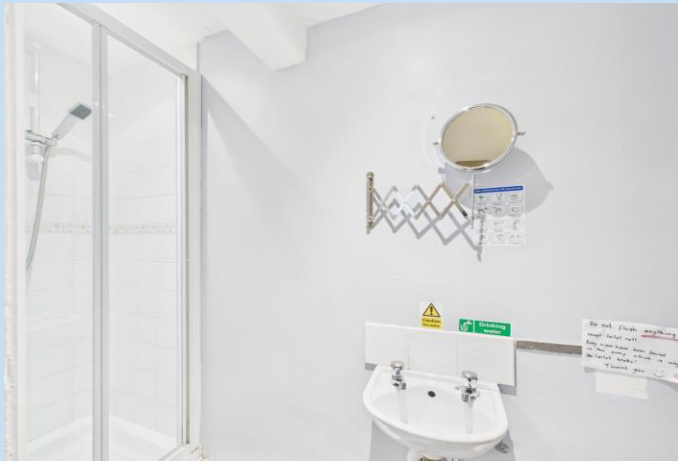
UPVC double glazed window to side aspect.
Central heating radiator.

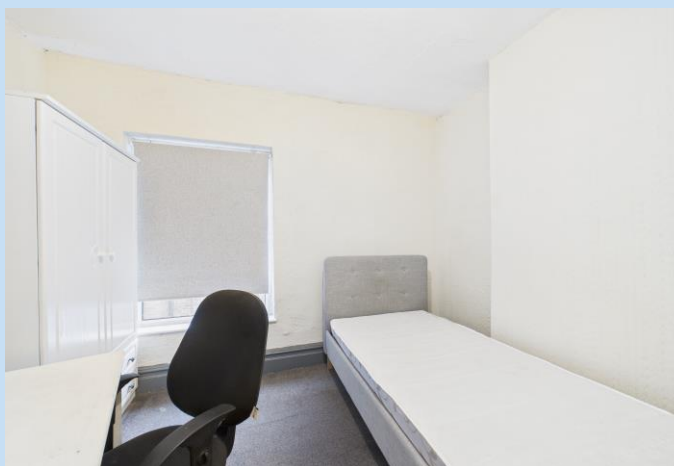
Outside

There is a garden frontage and an enclosed rear yard/garden.


Tenure

The freehold title is owned by the current vendors.
There is a registered leasehold title. Date: 19/12/1877 Term: 999 years from 24/6/1877 Rent: £7.12s.0d





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		81
69-80 C		
55-68 D	55	
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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