



Liverpool Road Platt Bridge

Offers in excess of
£90,000

- Two bed mid terraced property
- Good presentation throughout
- Close to local amenities
- Master bedroom with storage
- Enclosed rear garden
- EPC rating D
- Council Tax Band A
- Approx 662 Sq FT

Liverpool Road, Platt Bridge, WN2 3TY

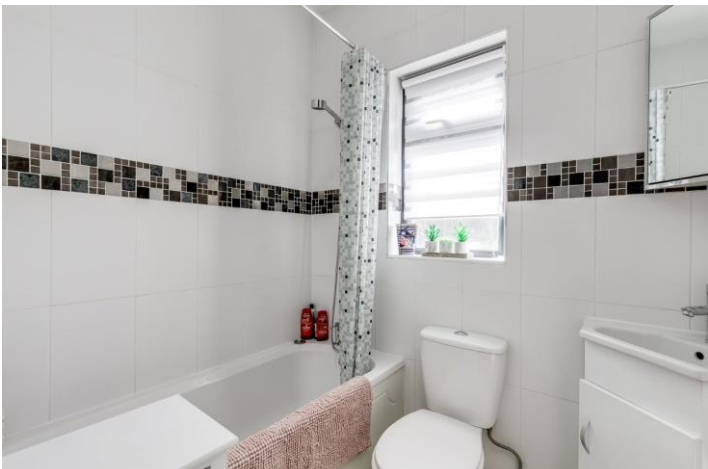
This mid terrace property is situated in Platt Bridge and is close to local amenities, good transport links and is ideal for easy access to Wigan and Hindley Town Centre whilst also benefitting from nature reserves on both sides providing ample opportunity to enjoy time in nature.

The property is well presented throughout and is a credit to the current owners. Offering just over 660sq ft of well appointed living space the property comprises of: living room with feature fireplace, fully fitted kitchen diner with a range of wall and base units in cream with contrasting tops, a master bed room with fitted robes, a second double bedroom and a principle bathroom suite in white.

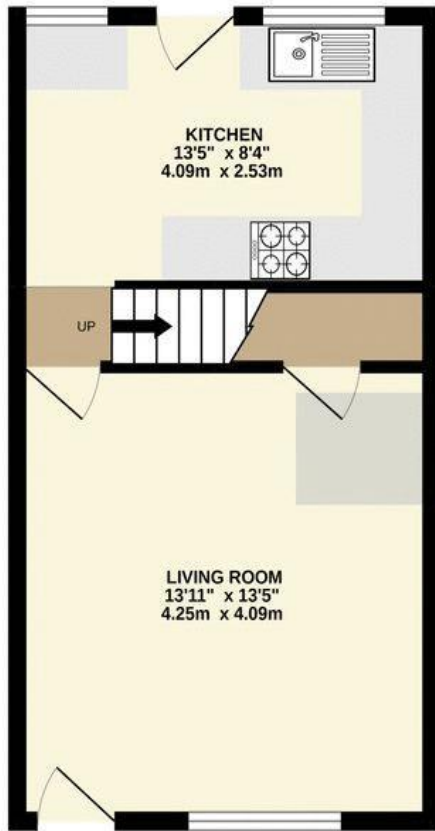
Externally the property boasts a walled low maintenance garden to the front with a good sized enclosed low maintenance garden to the rear with concrete patio, decorative gravel and raised beds with mature planting.

EPC rating D, Council tax band A, Believed to be freehold.

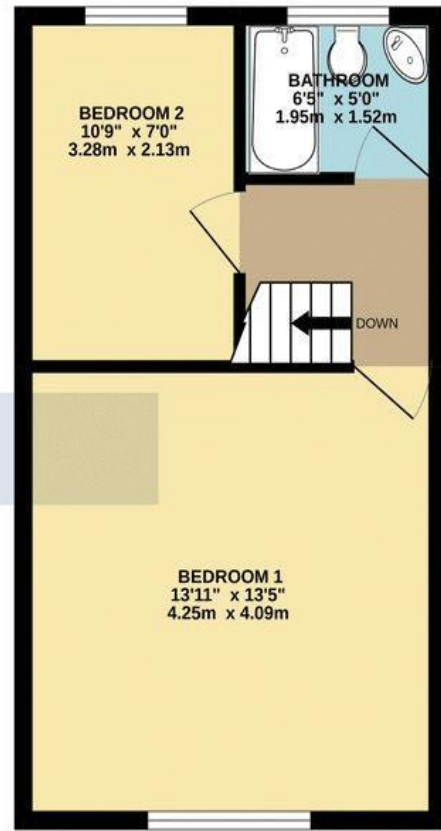




GROUND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



Alan Batt
Estate Agents

TOTAL FLOOR AREA: 662 sq.ft. (61.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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