CASA SALES & LETTINGS









25 De Trafford Drive, Wigan, WN2 2HA

£199,995

CASA SALES AND LETTINGS are delighted to bring to the sales market this three bedroom semi-detached property, benefiting from off-road parking and situated in a popular residential location in Ince near Wigan.

The property offers excellent potential and briefly comprises of entrance hallway, spacious lounge and kitchen/ dining area with access to the generously sized rear garden. To the first floor are three bedrooms and a three-piece family bathroom suite.

While the property is in need of modernisation throughout, it represents an excellent opportunity for first-time buyers, families or investors looking for a property with scope to create a home to their own taste and specification. The property does benefit from updated upvc doors and windows throughout, a new Worcester boiler and a modern three piece white bathroom suite

The property is conveniently located close to a range of local amenities, shops and primary and secondary schools. Hindley and Wigan Railway Stations are also within easy reach by car, providing convenient transport links to surrounding areas. Hindley town centre and Wigan town centre are both just a short drive away, offering a wider selection of shops, restaurants and everyday amenities.

For those commuting by car, the M6 and M61 motorways are also easily accessible, providing excellent road links to Manchester, Bolton, Preston, Liverpool and the wider North West.

ENTRANCE HALL 5'11" x 5'7" (1.82 x 1.71)
UPVC DOUBLE GLAZED DOOR TO FRONT AND SIDE PANEL, RADIATOR, CEILING LIGHT, METER CUPBOARD

LOUNGE 12'5" x 14'3" into alcoves (3.80 x 4.36 into alcoves)
UPVC DOUBLE GLAZED WINDOW TO FRONT, RADIATOR, CARPETS, CEILING LIGHT

KITCHEN / DINING 7'11" x 18'9" (2.42 x 5.72)
UPVC DOUBLE GLAZED WINDOW TO REAR, UPVC DOUBLE GLAZED WINDOW TO SIDE, RADIATOR, LAMINATE FLOORING

LANDING
CEILING LIGHT, UPVC DOUBLE GLAZED WINDOW TO SIDE, LOFT HATCH

BEDROOM ONE 12'0" x 10'9" (3.66 x 3.29)
UPVC DOUBLE GLAZED WINDOW TO FRONT

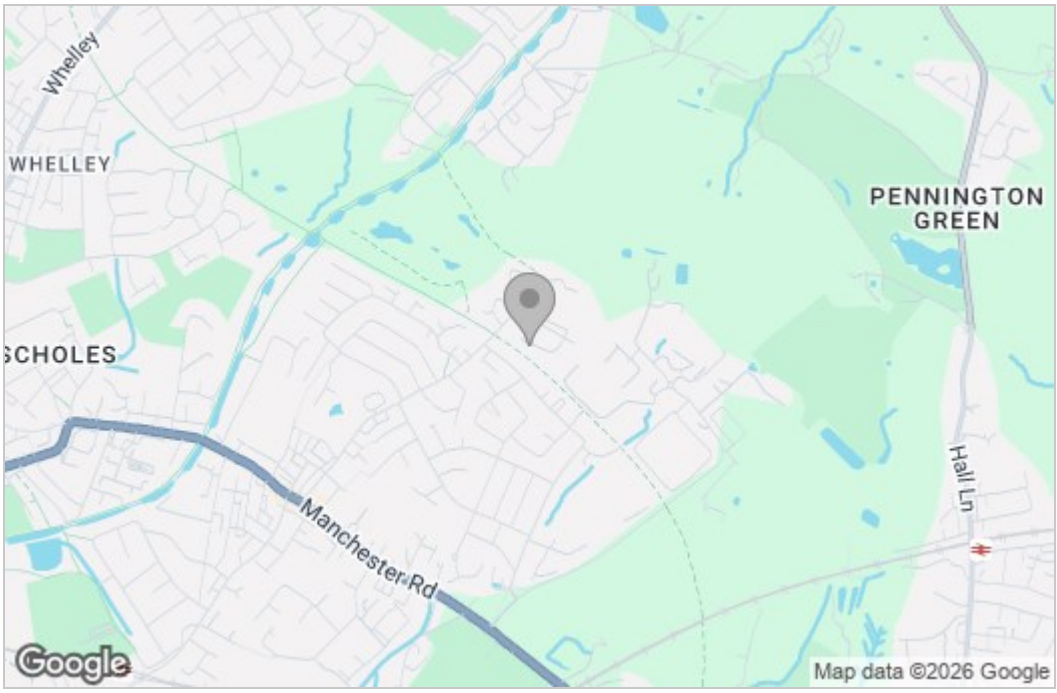
BEDROOM TWO 10'3" x 11'6" (3.14 x 3.51)
CARPET TLES, UPVC DOUBLE GLAZED WINDOW TO REAR

BEDROOM THREE 7'10" x 7'3" (2.40 x 2.22)
UPVC DOUBLE GLAZED WINDOW TO FRONT, WORCESTER BOILER

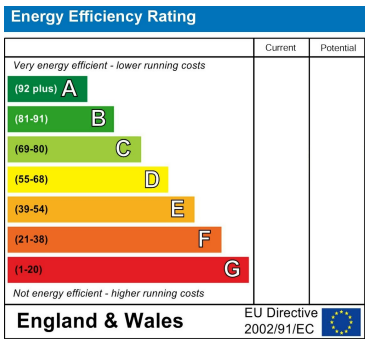
BATHROOM 6'11" x 5'7" (2.12 x 1.71)
UPVC DOUBLE GLAZED WINDOW TO REAR, TILED CARPET FLOOR, 3 PIECE WHITE SUITE

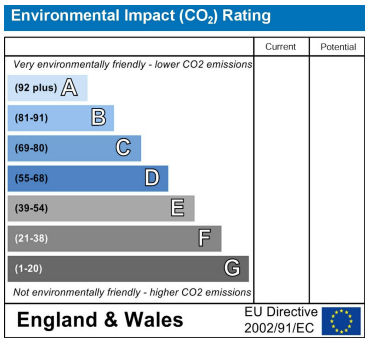
Floor Plan

Area Map



Energy Efficiency Graph





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CASA SALES & LETTINGS
208 Wigan Road, Hindley, Wigan, WN2 3BU
Tel: 01942 615075 Email: enquiries@casasales.co.uk https://www.casalettings.co.uk