



Lilford Street, Atherton, Wigan, M46 0PF

Offers in the Region Of £145,000

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! A well presented 3 bedroom, garden fronted mid terraced property located on Lilford St in the Atherton area of Wigan in Greater Manchester. Briefly comprises of the following, a spacious lounge with a feature living flame gas fire and surround, a fully fitted kitchen including an integrated gas hob, grill, oven and a breakfast bar, a family bathroom with a 3 piece suite in white including a basin, toilet and a bath tub with a shower over the bath and a glass shower screen (ground floor), plus a low maintenance yard to the rear. To the upper floor you will find 3 bedrooms, a double sized Master bedroom and 2 single bedrooms. Comes with double glazed window and doors throughout. Warmed by gas central heating via an almost brand new combi boiler. Close by to the centre of Atherton. EPC is band C. Leasehold property with 103 years left on the lease.



ACCOMMODATION

Front garden 16' 3" x 12' 4" (4.96m x 3.75m)

A good sized front garden with a patio area and a grass lawn.

Lounge 11' 5" x 14' 6" (3.47m x 4.42m)

A spacious lounge with a feature living flame gas fire and surround. Decorated in neutral colours with a light oak wood laminate floor. A double glazed window and a composite entrance door are fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 14' 2" x 13' 3" (4.32m x 4.03m)

A fully fitted kitchen with an integrated gas hob, grill, oven and a breakfast bar. Decorated in neutral colours with a light grey tiled floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



Family bathroom (Ground Floor) 6' 9" x 5' 6" (2.06m x 1.67m)

A good sized Family bathroom to the ground floor. Comes with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath and a glass shower screen. A double glazed window is fitted to the side aspect. Warmed by a gas central heated radiator.



Rear Yard 14' 6" x 15' 10" (4.42m x 4.82m)

A low maintenance yard to the rear of the property.

Master bedroom 11' 8" x 12' 0" (3.55m x 3.65m)

A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes to one wall. Decorated in neutral colours with a light brown coloured carpet.



Bedroom 2 13' 10" x 7' 10" (4.21m x 2.38m)

A single sized bedroom to the rear of the property. Decorated in neutral colours with a light brown coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 11' 5" x 6' 10" (3.49m x 2.08m)

A single sized bedroom to the rear of the property. Decorated in neutral colours with a light brown coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

