



28 Sunleigh Road

Wigan, WN2 2RE

Offers over £220,000



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Accommodation

Beautiful Three Bedroom Dormer Bungalow within this Popular Location off Ladies Lane, Hindley. Large South facing rear garden.

Entrance Hallway

11'10 x 5'9 (3.61m x 1.75m)

Enter through the uPVC double glazed door to this welcoming entrance hallway, carpet to floor, double radiator, plug sockets, centre ceiling light, understairs storage cupboard, stairs leading to the first floor.

Lounge

13'6 x 12'5 (4.11m x 3.78m)

uPVC double glazed bi-folding doors opening to the rear garden, modern marble effect fire surround with electric fire, centre ceiling light, coving, tv aerial point, carpet to floor, plug sockets, double radiator.

Dining Room

11'3 x 10'4 (3.43m x 3.15m)

uPVC double glazed window to front elevation, double radiator, carpet to floor, coving, plug sockets, centre ceiling light.

Kitchen

14'10 x 8'9 (4.52m x 2.67m)

Modern kitchen fitted with a range of grey high gloss wall and base units with complimentary work surfaces over, gas hob with extractor fan above, black composite sink and drainer with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, coving, tiling to floor, part tiling to walls, plug sockets, double radiator, uPVC double glazed window to side elevation, uPVC double glazed door to rear elevation.

Shower Room

8'2 x 5'7 (2.49m x 1.70m)

uPVC double glazed window to side elevation, low level Wc flush, vanity sink with mixer tap and cupboards under, double shower cubicle with combi shower and glass sliding door, tiles to floor, towel radiator to wall, fully tiled walls, centre ceiling light.

Stairs

Carpet to stairs, white balustrade and wooden handrail.

Landing

Carpet to floor, centre ceiling light, doors leading off to bedrooms.

Bedroom One

10'5' x 10'4 (3.18m' x 3.15m)

uPVC double glazed window to front elevation, fitted wardrobes and bedside cabinets, carpet to floor, coving, centre ceiling light, double radiator, plug sockets.

Bedroom Two

10'11 x 8'0 (3.33m x 2.44m)

uPVC double glazed window to rear elevation, fitted wardrobes, double radiator, carpet to floor, plug sockets, coving, tv aerial point, centre ceiling light.

Bedroom Three

13'9 x 8'5 (4.19m x 2.57m)

uPVC double glazed window to side elevation, double radiator, carpet to floor, plug sockets, centre ceiling light, built in storage cupboard housing Worcester boiler.

External

Paved garden to front elevation with walled boundary, borders with flowers and shrubs, mature trees & hedges to border.

Driveway for off road parking to accommodation two/three vehicles.

Large South Facing Rear Garden which is paved with indian stone. Fenced panelled boundaries. Gated access to the driveway leading to Detached Single Garage.

Garage

Detached Single Garage.

Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (999 years from date of build).

Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

Disclaimer

All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.



Road Map



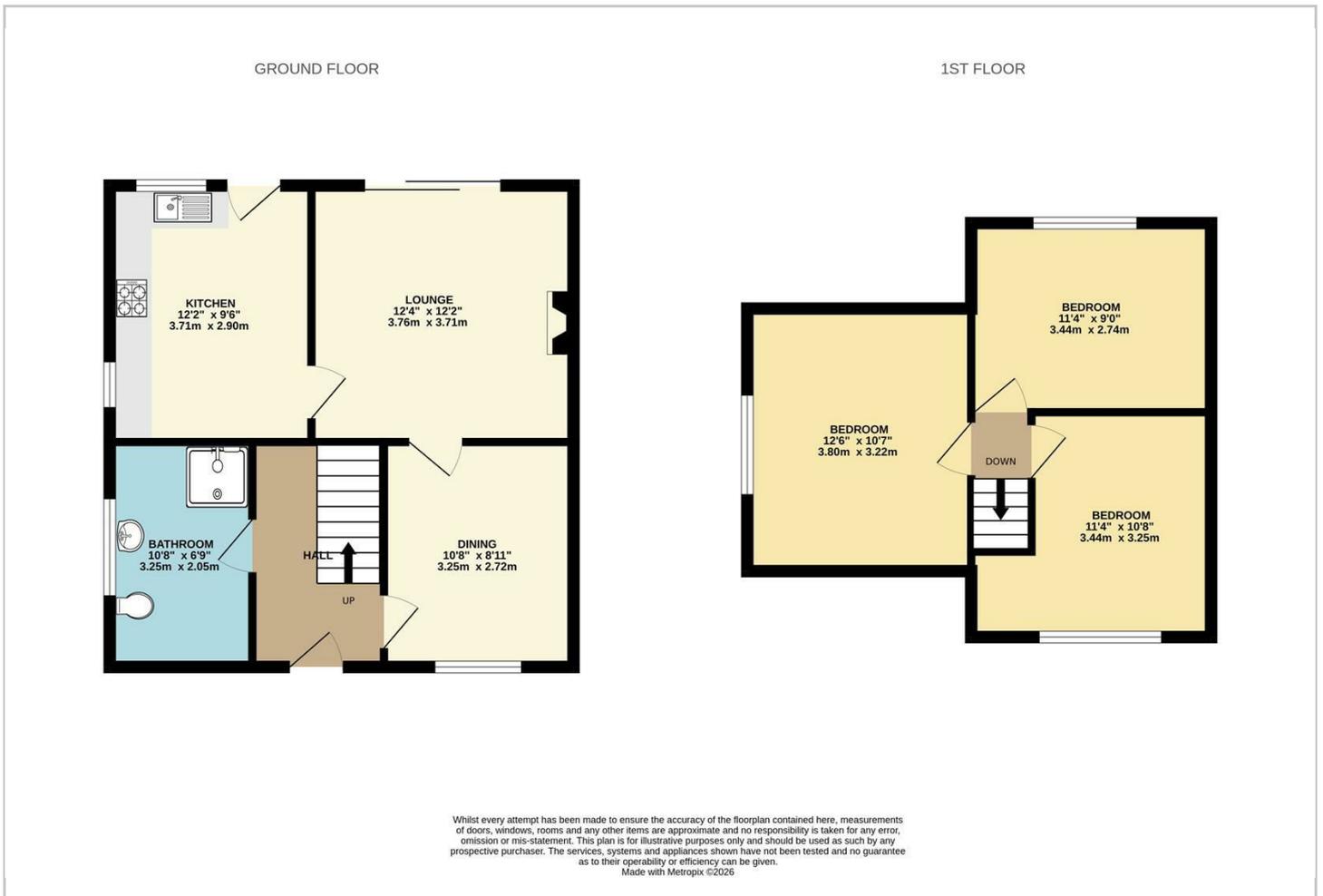
Hybrid Map



Terrain Map



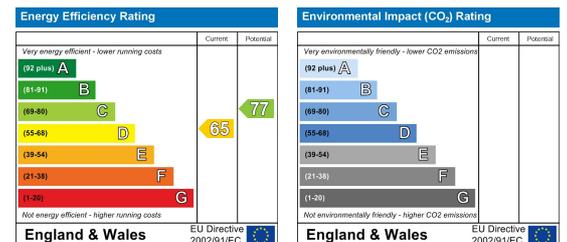
Floor Plan



Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.