



00 Beverley Road, Wigan, WN5 0EW Offers in excess of £140,000

**** OFFERED WITH NO ONWARD CHAIN ****

A superb opportunity to purchase this spacious mid terrace that is conveniently located in a residential street with similar homes. This home would be suitable to live in or as an investment opportunity and we suggest an early inspection.

The accommodation on offer briefly consists: a generous sized kitchen which is fitted with plenty of work surfaces, storage and space for white goods. The 21ft lounge with doors leading to the conservatory. Stairs then lead to the first floor landing with doors to three generous sized bedrooms and the house bathroom.

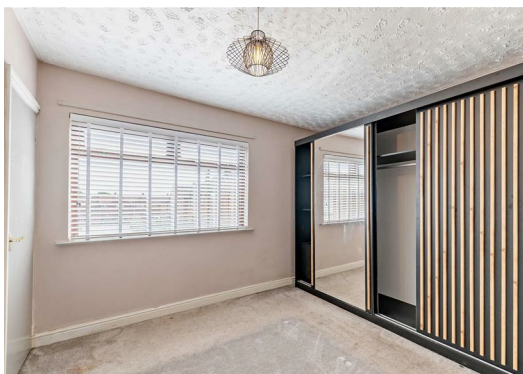
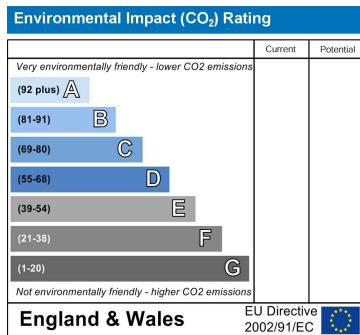
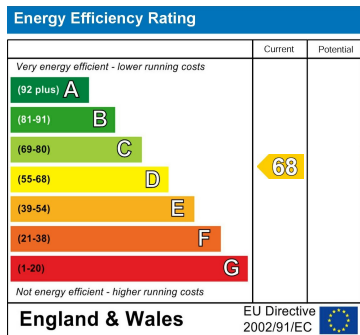
Outside is an enclosed garden with patio area, fence to perimeter, mature shrubs and raised beds. At the front is an area for off road parking.

LOCATION: Set to the west of the town of Wigan in the greater Manchester area and is well served with plenty of leisure facilities, schools, shops and super markets along with access via the M6 & M58 to other towns and cities.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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