



00 Westwood Lane, Wigan, WN3 4NG Offers in excess of £130,000

Offered with no onward chain

Situated on the edge of Wigan, amongst similar residential properties, is this spacious end-terrace home. Offering an excellent opportunity for both investors and owner-occupiers alike, this property represents, in our opinion, great value for money.

The accommodation briefly comprises an entrance hall, a generous living room, and a kitchen fitted with a range of base and wall units with preparation surfaces. There is also a useful downstairs WC and a door leading out to the rear garden.

To the first floor, the landing gives access to three generously sized bedrooms and a family shower room.

To the rear is an enclosed garden with fencing, a lawn, and a patio area. To the front, the property benefits from off-road parking.

The property is situated in Ince-in-Makerfield, a suburb of Wigan, and enjoys good access to local shops, leisure facilities, schools, and transport links, including a nearby railway station.



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.

Leasehold Information

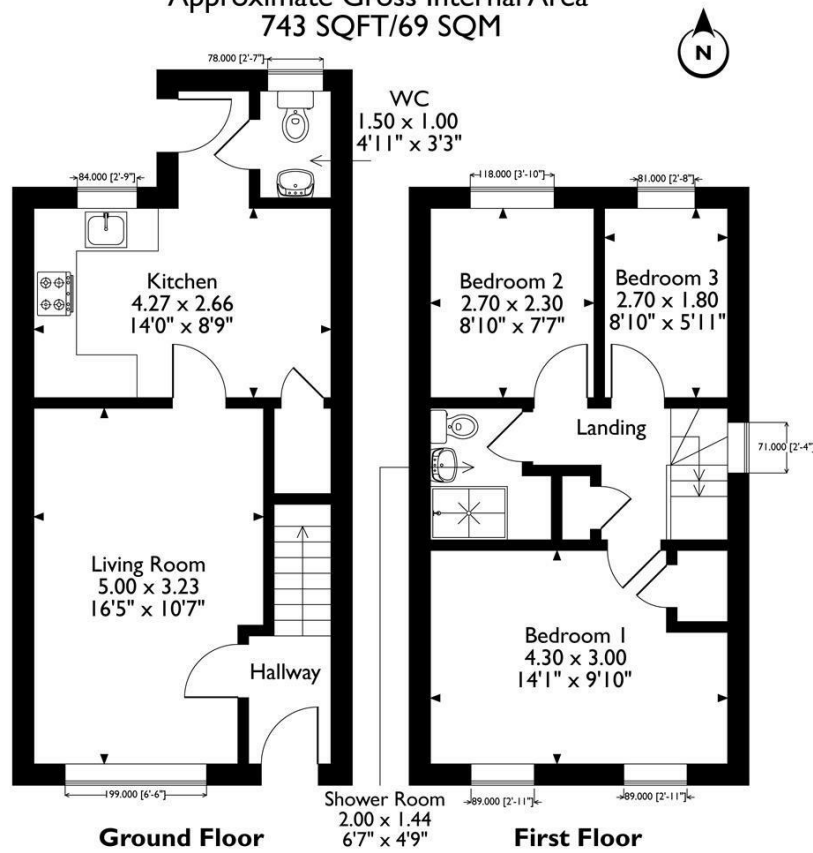
921 years remaining on the lease
 Ground rent: £ per annum
 Maintenance charge: £ per month

This information is provided by the vendor and should be verified during the conveyancing process.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 74 | |
| | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | |
| | EU Directive 2002/91/EC | |

Westwood Lane, Ince, Wigan
 Approximate Gross Internal Area
 743 SQFT/69 SQM



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB

Tel: 0113 892 1166

sales@goodmove.co.uk

www.goodmove.co.uk