

Wainwright
&
Edwards

FOR SALE
01772 814863



Offers Over £180,000

21 Flora Street, Ashton-In-Makerfield, Wigan, WN4 9EG



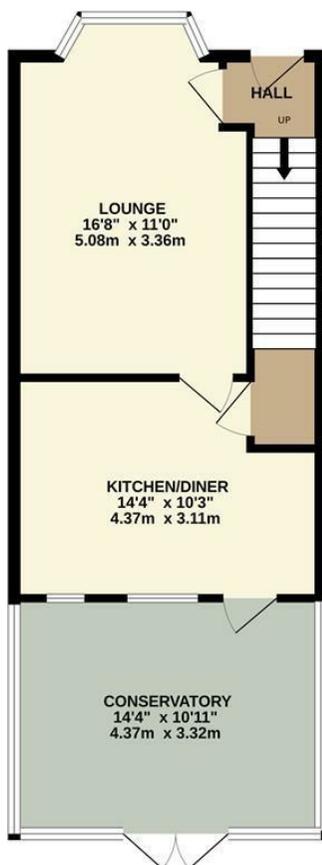
PROPERTY SUMMARY

An excellent opportunity to purchase a well presented semi detached house in popular residential location close to local schools and amenities and also the M6 motorway network. The accommodation comprises entrance hall, lounge, fitted dining kitchen and large conservatory to rear. To the first floor there are two double bedrooms and bathroom. The property benefits from gas central heating, double glazing, double width driveway and good size garden to rear with patio area and shrub borders.

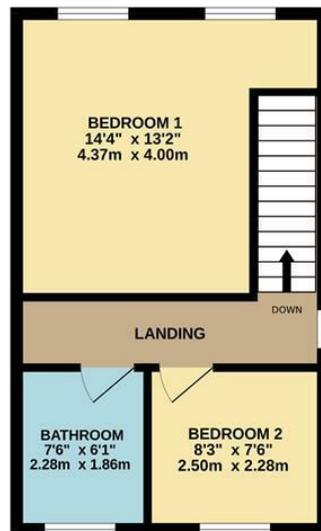




GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TWO BED SEMI DETACHED HOUSE

TOTAL FLOOR AREA : 868 sq.ft. (80.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY

Wigan

TENURE

Freehold

COUNCIL TAX BAND

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.