



18 Wigan Road

Westhead, L40 6HZ

Offers In The Region Of £177,500



Ian Anthony is pleased to bring this well presented three bedroom property to the market. Situated on Wigan Road, the property is host to a kitchen, lounge and downstairs bathroom. Whilst to the first floor there are three good sized bedrooms. There is also off-road parking for two cars and an established rear garden with ample storage space in the outhouses.



SUMMARY

Ian Anthony is pleased to bring this well presented three bedroom property to the market. Situated on Wigan Road, the property is host to a kitchen, lounge and downstairs bathroom. Whilst to the first floor there are three good sized bedrooms. There is also off-road parking for two cars and an established rear garden with ample storage space in the outhouses.

PORCH

UPVC front door and window into the kitchen.

BATHROOM 8'11" x 5'9" (2.72 x 1.75)

Window to the side aspect, laminate flooring and part-tiled walls. Pedestal hand wash basin, bath with shower over, heated towel rail and boiler cupboard. Separate room containing WC.

KITCHEN 12'1" x 11'6" (3.68 x 3.51)

Window through to the porch and part-tiled walls around worksurfaces. Matching wall and base units with integrated extractor hood and stainless steel sink. Stairs to the first floor.

LIVING ROOM 13'5" x 12'0" (4.09 x 3.66)

Window to the front aspect. UPVC front door to front of the property and gas fireplace with living flame.

STAIRS AND LANDING

¼ turn stairs to the first floor. Loft access.

BEDROOM ONE 13'6" x 12'1" (4.11 x 3.68)

Window to the front aspect.

BEDROOM TWO 10'2" x 8'5" (3.1 x 2.57)

Window to the rear aspect.

BEDROOM THREE 11'6" x 6'11" (3.51 x 2.11)

Window to the rear aspect.

OUTSIDE

FRONT

Concrete paved front parking with space for two cars.

REAR

Outhouse with ample storage space. Fenced lawn area with established plants and trees. Paved walkway and pond.

ADDITIONAL INFORMATION

The property has a gas central heating system and double glazing.

ENERGY PERFORMANCE RATING

This property's current energy rating is 60D. It has the potential to be 86B.

LOCAL AUTHORITY

West Lancashire Borough Council, Council Tax - Band B.

SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

TENURE

PLEASE NOTE: We cannot confirm the Tenure of this property and any prospective purchaser is advised to obtain verification from their solicitor, mortgage provider or surveyor.

VIEWING

Viewing strictly by appointment through the Agents.

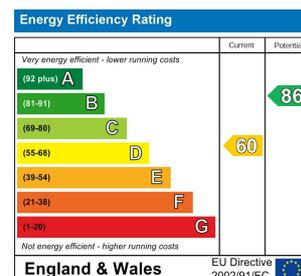
Area Map



Floor Plans



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.

16 Church Street, Ormskirk, Lancashire, L39 3AN

Tel: 01695 580888 Email: enquiries@iananthonystates.co.uk www.iananthonystates.co.uk