



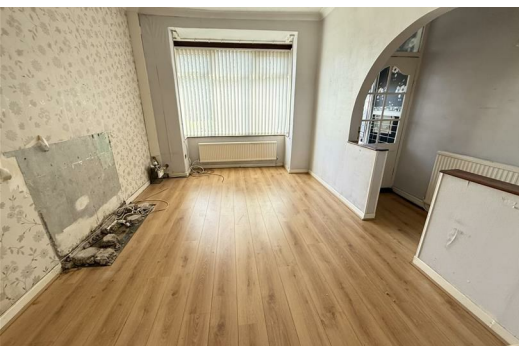
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## Princess Road, Wigan, WN4 9DD

**£125,000**

We are pleased to announce for sale this two bedroom terraced property which although does need some modernisation, would make an ideal first time buy or investment. The property benefits from gas central heating and being UPVC double glazed and briefly comprises of: entrance hall, lounge, dining room, and kitchen to the ground floor. To the first floor there are two good sized bedrooms and a family bathroom. Externally the property has a small front garden and rear yard. Viewing is highly recommended to appreciate the size and potential of this property and can be arranged through our office or by calling 01744 24341



### Entrance Hallway

Door to front aspect, and radiator.

### Lounge

13'1" x 10'5" (4.00 x 3.20)

UPVc double glazed window to front aspect, and radiator.

### Dining Room/ Second Lounge

14'0" x 14'0" (4.28 x 4.29)

UPVc double glazed window to rear aspect, two radiators, and stairs to first floor.

### Kitchen

12'10" x 8'6" (3.92 x 2.61)

UPVc double glazed window to side aspect, door leading to rear yard, range of wall and base units, sink with mixer tap, plumbed for washing machine, radiator, ceramic floor tiles, and part tiled walls.

### First Floor Landing

Loft access.

### Bedroom One

13'1" x 11'11" (3.99 x 3.65)

UPVc double glazed window to front aspect, and range of fitted wardrobes.

### Bedroom Two

13'11" x 8'7" (4.25 x 2.63)

UPVc double glazed window to rear aspect, and radiator.

### Family Bathroom

12'9" x 8'5" (3.89 x 2.58)

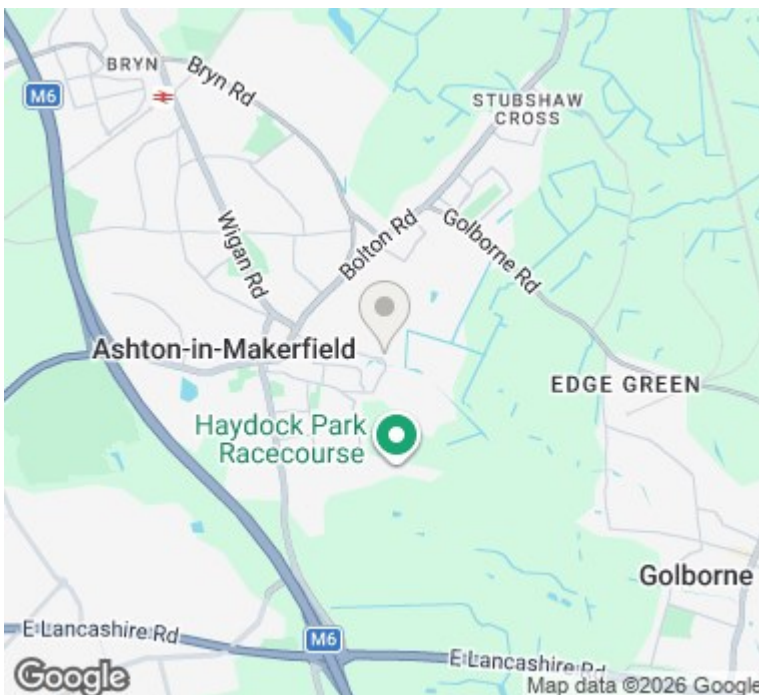
UPVc double glazed window to rear aspect, panelled bath, stand in shower cubicle, low level wc, hand wash basin, radiator, ceramic floor tiles, and tiled walls.

### External

Small garden area to the front with brick wall boundaries. Enclosed yard area to the rear which is mainly flagged with brick wall boundaries, and gate access to alleyway.

### Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items and the tenure. All measurements are approximate and photographs provided for guidance only. We have been unable to verify the tenure of this property which has been provided in good faith by the vendor. All intended purchasers or lessees are recommended to carry out their own investigations before contract.



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			
		75	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

