



Kearnes Close, Abram

Situated in Abram we present this three storey semi-detached townhouse investment property with three bedrooms well proportioned living space with off road parking to front with garage and partially paved rear garden

(IDEAL INVESTMENT OPPORTUNITY)
(RENTAL £825.00 pcm)

Asking Price £170,000

15 Kearnes Close

Abram, WN2 5YR



In further detail the property includes:-

GROUND FLOOR:

ENTRANCE HALL:

BEDROOM:

8'5 (max) x 11' (max) (2.44m'1.52m (max) x 3.35m' (max))

UTILITY ROOM:

6'4 (max) x 7'6 (max) (1.83m'1.22m (max) x 2.13m'1.83m (max))

CLOAKROOM:

FIRSTFLOOR:

LANDING:

KITCHEN:

8' (max) x 15'3 (max) (2.44m' (max) x 4.57m'0.91m (max))

LOUNGE:

15'2 (max) x 10'9 (max) (4.57m'0.61m (max) x 3.05m'2.74m (max))

SECOND FLOOR:

LANDING:

BEDROOM:

9'11 (max) x 11'3 (max) (2.74m'3.35m (max) x 3.35m'0.91m (max))

EN-SUITE:

BEDROOM TWO:

8'3 (max) x 15'9 (max) (2.44m'0.91m (max) x 4.57m'2.74m (max))

BATHROOM:

OUTSIDE:

Off street parking to the front.

Partially paved garden to the rear.

GARAGE:

8'3 (max) x 15'6 (max) (2.44m'0.91m (max) x 4.57m'1.83m (max))

TENURE:

Leasehold

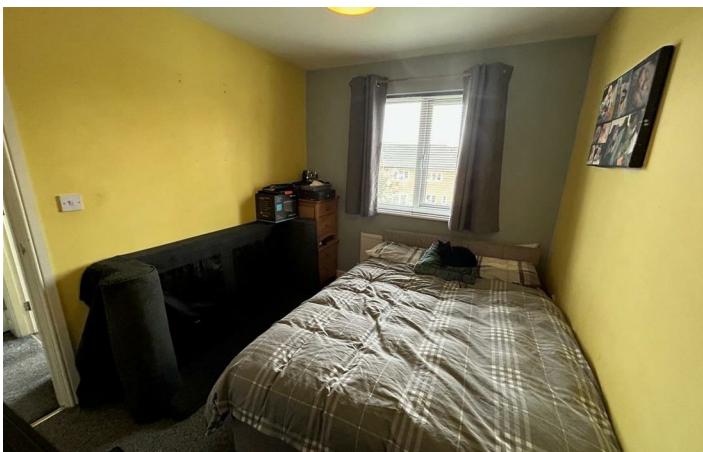
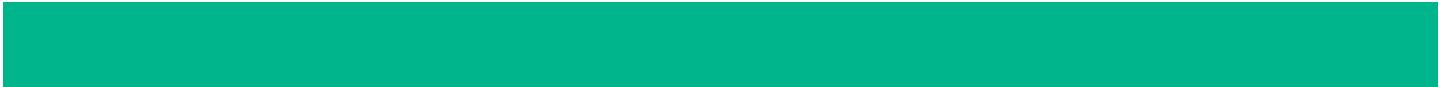
COUNCIL TAX BAND:

Wigan Borough Council C



Directions

Sat Nav Ref: WN2 5YR



Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	