

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Kearnes Close, Abram

Asking Price £170,000



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)



In further detail the property includes:- On the ground floor, entrance, hall way, garage to the front and bedroom to the rear, utility room and cloakroom, stairs to first floor. First floor comprises, lounge and kitchen with hallway leading to second floor. Second floor comprises master bedroom with en-suite, second bedroom, main bathroom/WC.

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:

FIRST FLOOR:

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:

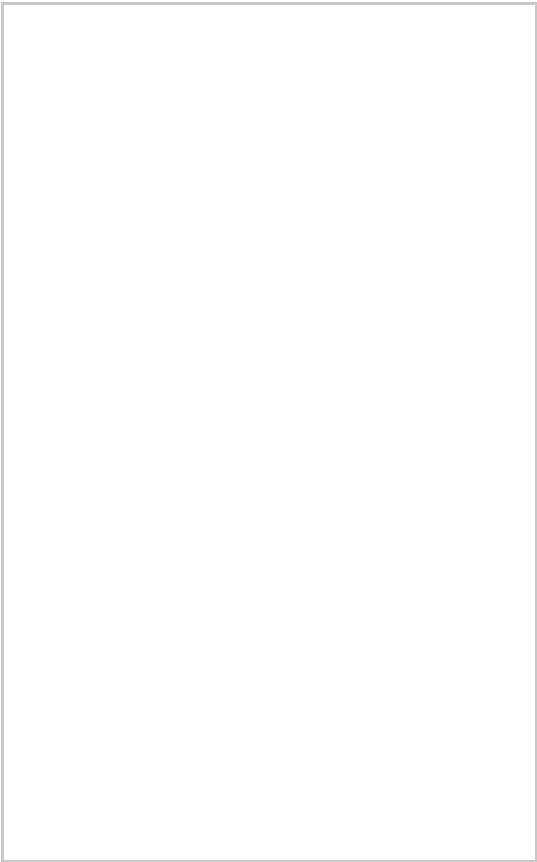
COUNCIL TAX BAND:

Wigan Borough Council C

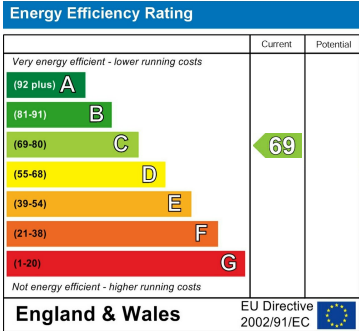
Area Map



Floor Plans



Energy Efficiency Graph



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