



Holcroft Drive, Abram

Situated in Abram we present this three bedroom detached with garage investment property with family bathroom and cloakroom, off road parking and gardens to front and rear.

(IDEAL INVESTMENT OPPORTUNITY)
(RENTAL £850.00 pcm)

Asking Price £200,000

16 Holcroft Drive

Abram, WN2 5YP



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE:

Radiator

CLOAKROOM:

Pedestal wash hand basin, low level WC.

LOUNGE:

French doors leading to rear garden.

LOUNGE/DINING ROOM:

10'6 (max) x 8'9 (max) (3.05m'1.83m (max) Shower cubicle, pedestal wash basin and x 2.44m'2.74m (max)) low level WC.

Radiator

KITCHEN:

9'10 (max) x 11'4 (max) (2.74m'3.05m (max) x 3.35m'1.22m (max))

Fully fitted base and wall cupboards, oven hob and extractor. Inset sink and mixer tap.

Door to outside?

FIRST FLOOR:

LANDING:

BEDROOM:

11'7 (max) x 9'3 (max) (3.35m'2.13m (max) x 2.74m'0.91m (max))

Radiator

BEDROOM:

11'8 (max) x 9' (max) (3.35m'2.44m (max) x 2.74m' (max))

Radiator.

EN-SUITE:

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

BEDROOM:

Radiator.

BATHROOM:

Panelled bath, pedestal wash hand basin, low level WC. Radiator.

OUTSIDE:

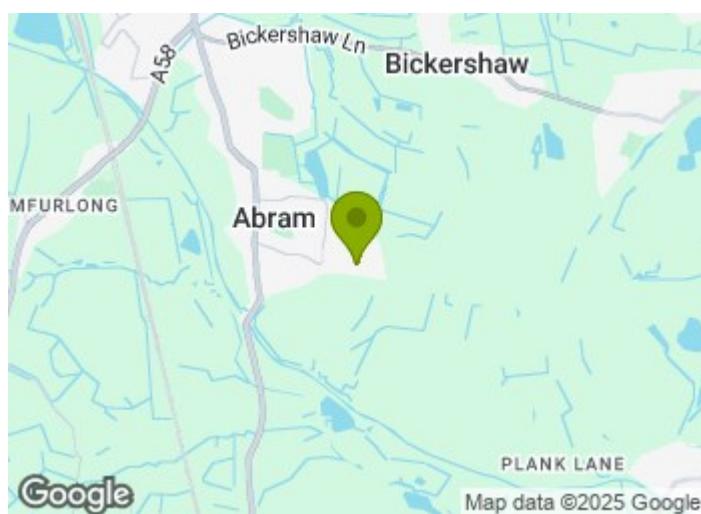
Single garage, off street parking for two cars, small front garden and enclosed garden to the rear.

TENURE:

Leasehold

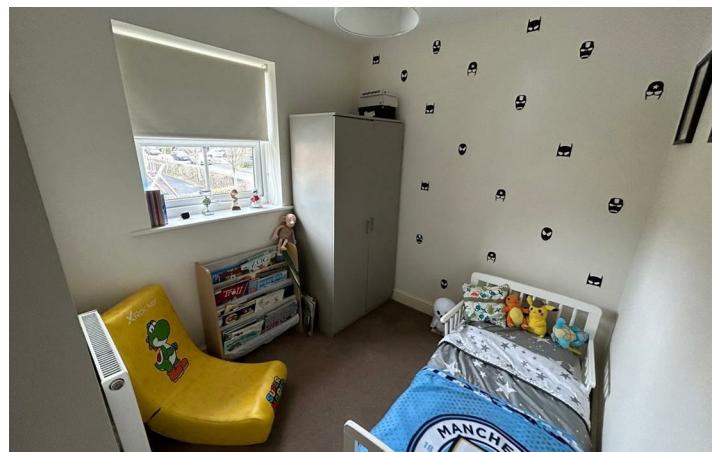
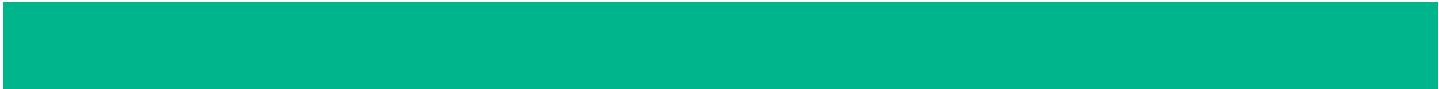
COUNCIL TAX BAND:

Wigan Council Tax Band D



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		87
(81-91) B	76	
(69-80) C		
(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	