



## 68 Weavermill Park, Wigan, WN4 9EZ Offers in excess of £290,000

**\*\* OFFERED WITH NO ONWARD CHAIN \*\***

Located in a popular residential area of similar homes lies this spacious detached home. The property is spacious and well proportioned and should suit investors and those looking to live in.

The accommodation on offer briefly consists: A spacious welcoming hall with stairs to first floor the living room with central fireplace and doors opening to the conservatory. The conservatory spreads across the rear of this property providing a beautiful extra social space to enjoy. The kitchen is fitted with modern base and wall units, plenty of work space and space for white goods along with a breakfast area. The downstairs WC completes the downstairs living accommodation. Stairs then lead to the first floor landing with doors to the principal bedroom and modern en-suite, three further bedrooms and the house bathroom. Stairs then lead to further attic space.

Outside is an enclosed garden laid with imitation lawn, and stone patio. Ideal to enjoy sunny days and outside dining.

LOCATION: Ashton In Makerfield is a well served market town located in the borough of Wigan in Greater Manchester and has plenty of shops, pubs, schools and leisure facilities along with good access by road and rail to nearby towns and cities.



**Disclaimer**


- MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**


**Leasehold Information**

229 years remaining on the lease  
 Ground rent: £200 per annum  
 Maintenance charge: £0

This information is provided by the vendor and should be verified during the conveyancing process.

Please note we are awaiting documents to support the conversion of the fourth bedroom.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
EU Directive 2002/91/EC 		



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