

**49 Taylor Road, Hindley Green, Wigan, Lancashire, WN2 4TH**



## **Offers In The Region Of £155,000**

Three bedroom semi detached offering excellent accommodation and spacious plot with potential for expansion to the rear and above the garage to the side. The property is offered for sale with no chain and vacant possession and does require some updating and renovation. Two spacious reception rooms three generous bedrooms, make this a property not to be missed.





Ideally located for access to local amenities, shops, and transport links this three bedroom semi detached property offers excellent accommodation for a growing family and the potential to expand the property to the rear and above the garage to the side. The property comprises :- Porch, hallway, lounge, dining room, kitchen, To the first floor there are three bedrooms and a bathroom fitted with a three piece coloured suite.. Outside there are gardens and driveway to the front garage and utility room to the side and a generous rear garden with multiple paved areas and lawn with well stocked mature borders. The property is sold with no chain and vacant possession, viewing is essential to appreciate.

#### **Porch**

UPVC frosted double glazed window to front, quarry tiled flooring, uPVC double glazed entrance door, door to:

#### **Hall**

Stairs to first floor landing, double door to:

#### **Lounge 13'6" x 12'7" (4.12m x 3.84m)**

UPVC double glazed window to front, living flame effect gas fire with ornate surround and marble effect inset and hearth, radiator, double radiator, coving to ceiling, open plan to Dining Room, door to built-in under-stairs storage cupboard.

#### **Dining Room 10'3" x 8'2" (3.13m x 2.48m)**

UPVC double glazed window to rear, radiator, coving to ceiling, door to:

#### **Kitchen 10'3" x 7'3" (3.13m x 2.22m)**

Fitted with a matching range of base and eye level cupboards with worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge, electric point for cooker, uPVC double glazed window to side, uPVC double glazed window to rear, ceramic tiled flooring, uPVC double glazed door to garden, door to:

#### **Garage**

Brick built single garage with power and light connected, Up and over door, door to:

#### **Utility 4'8" x 7'11" (1.42m x 2.41m)**

UPVC double glazed window to rear, uPVC double glazed door to garden.

#### **Landing**

UPVC double glazed window to side, access to boarded loft space with pull down ladder and power and light connected, door to:



**Bedroom 1 13'1" x 8'8" (4.00m x 2.63m)**

UPVC double glazed window to front, radiator.

**Bedroom 2 11'2" x 9'4" (3.40m x 2.84m)**

UPVC double glazed window to rear, built-in double wardrobe(s) with hanging rails and shelving, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, three radiators, sliding door, door to:

**Bedroom 3 10'0" x 6'9" (3.05m x 2.07m)**

UPVC double glazed window to front, built-in over-stairs storage cupboard, radiator, door to:

**Bathroom**

Fitted with three piece coloured suite comprising deep panelled bath with shower over, pedestal wash hand basin and low-level WC,s and full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator.

**Outside**

Front garden, enclosed by timber fencing and mature hedge to front and sides, paved pathway leading to front entrance door with lawned area and mature ornamental flower and shrub borders, driveway to the front leading to garage and with car parking space for one car.

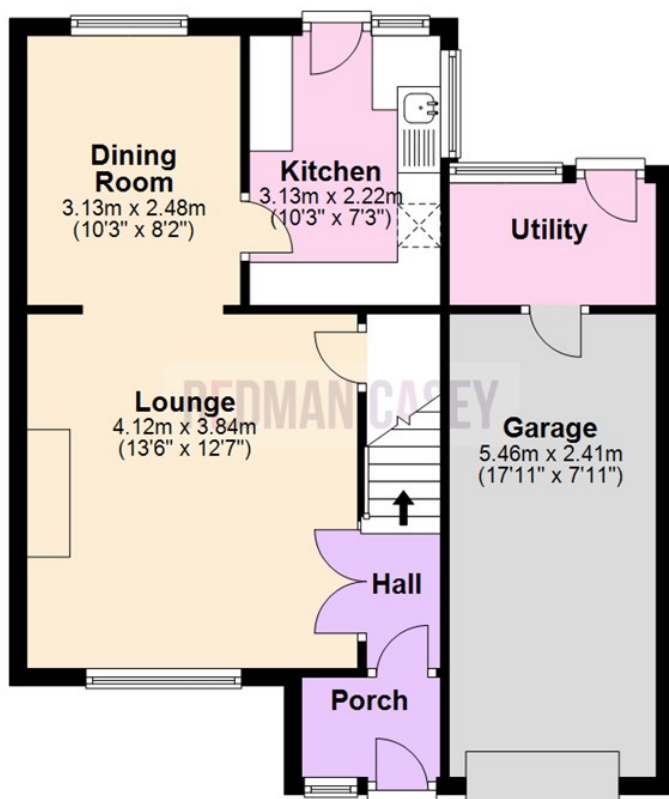
Rear garden, enclosed by timber fencing to rear and sides, large paved sun patio with lawned areas and mature flower and shrub borders, Access to utility area and garage





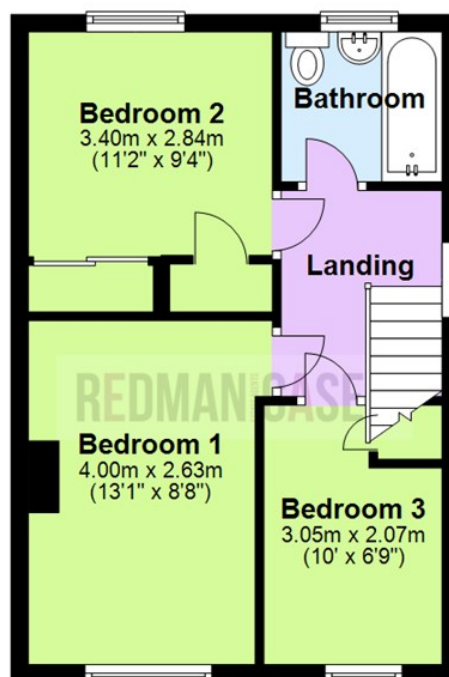
## Ground Floor

Approx. 54.8 sq. metres (590.2 sq. feet)



## First Floor


Approx. 35.8 sq. metres (385.3 sq. feet)



Total area: approx. 90.6 sq. metres (975.5 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.

### 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		
	55	82
<b>England &amp; Wales</b>	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		
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