

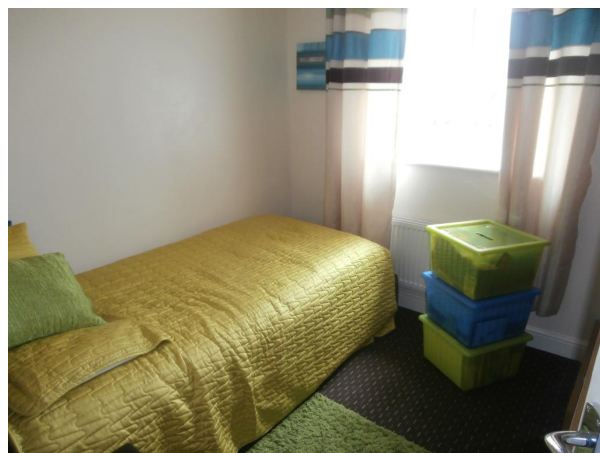
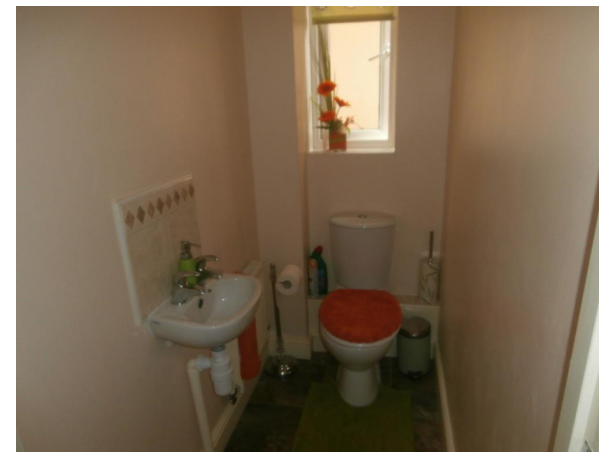


Mcellen Road, Abram, Wigan, Lancashire **Offers Over £160,000**





YOUR MOVE





Mcellen Road, Abram,
Wigan, Lancashire

Offers Over £160,000

Property Description

Situated on a residential development and offered for sale with no upward chain, this detached modern style property has three bedrooms, master with en-suite shower room, downstairs lounge/dining room, kitchen, downstairs wc/cloaks, externally there is a front garden and a rear garden laid to lawn with patio area, driveway providing off road parking leading to integral garage. Viewing is strongly advised. A copy of the EPC will be available on request. EPC grade D.

Our View

Entrance hall way, front door, laminate effect flooring, dining kitchen, range of wall and base units, integrated hob, oven, extractor, sink unit, plumbing for washing machine, rear door, downstairs wc/cloaks white suite, lounge/dining room, double glazed patio doors to rear garden, stairs to first flooring, bedroom 1 built in wardrobes, en-suite shower room, two further bedrooms, family bathroom, white suite. Externally a front garden, rear laid to lawn, patio area, driveway and integral garage.

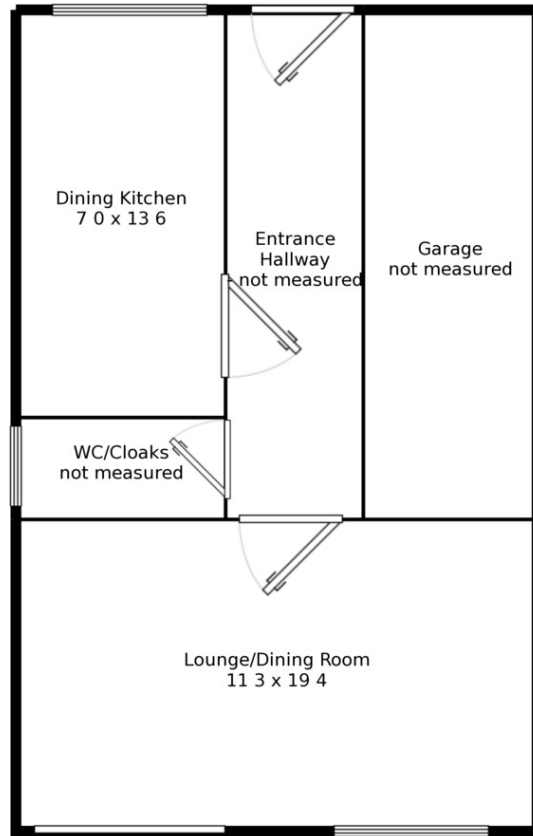
Location

Situated between Ashton and Golborne, Golborne has a range of shops, schools and restaurants and gives access to the A580 East Lancs Road.

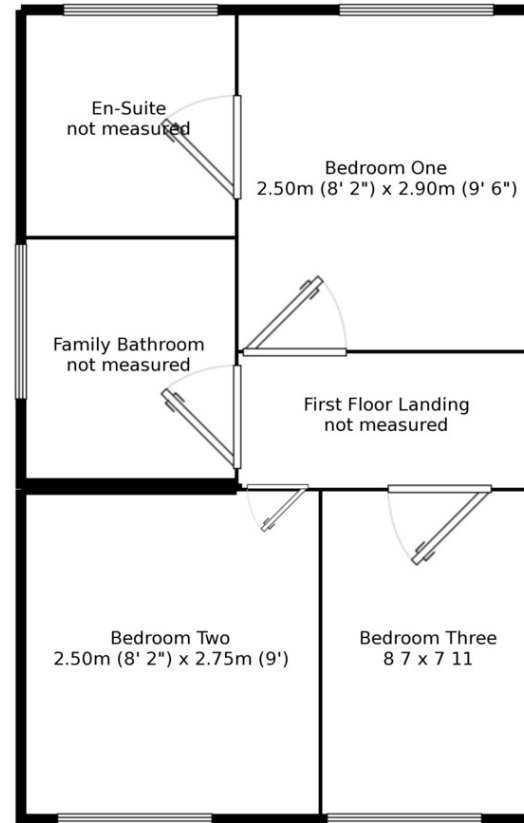


EPC Grade D
For full EPC please contact the branch

Ground Floor
Floor Size: 29.8 m², 320.7 ft²



First Floor
Floor Size: 29.1 m², 312.8 ft²



Measurements are approximate. Not to scale. For illustrative purposes only.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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