

Downall Green Road, Ashton-In-Makerfield, Wigan, WN4 0LZ



Sale : £115,000

Ideal investment opportunity and offered for sale with no chain. This deceptively spacious, mid terrace property oozes potential as a beautiful family home. Some updating is required, but the accommodation has two reception rooms, open plan kitchen and bathroom to the ground floor, plus three bedrooms to the first floor. There is a garden to the front and an enclosed yard to the rear, with further parking and garage area beyond. The area has a semi rural feel, yet is within a few minutes of local shops, schools and bus routes. The M6 motorway network is just a short drive away, as are Bryn and Ashton-In-Makerfield villages. This house is a superb opportunity, in a great area. Viewings are now being arranged, contact us today to book yours.

Entrance Vestibule

Entrance door to the front.

Entrance Hallway

Staircase to the first floor.

Lounge

UPVC double glazed window to the front, central heating radiator.

Dining Area

Gas fire, open plan to the kitchen, central heating radiator and storage.

Kitchen Area

Wall and base units with gas cooker point, space for washing machine, UPVC double glazed window and door to the rear, central heating radiator.

Bathroom

Fully tiled, low level WC, wash hand basin and panel bath. UPVC double glazed window to the rear and central heating radiator.

Landing

Spindle balustrade, built in storage and central heating radiator.

Bedroom 1

UPVC double glazed window to the front and central heating radiator.

Bedroom 2

UPVC double glazed window to the rear and central heating radiator.

Bedroom 3

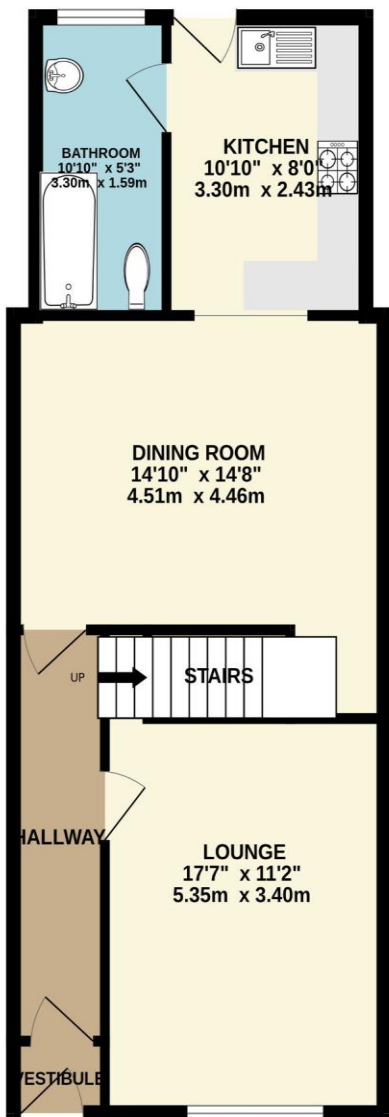
UPVC double glazed window to the rear and central heating radiator.

Exterior

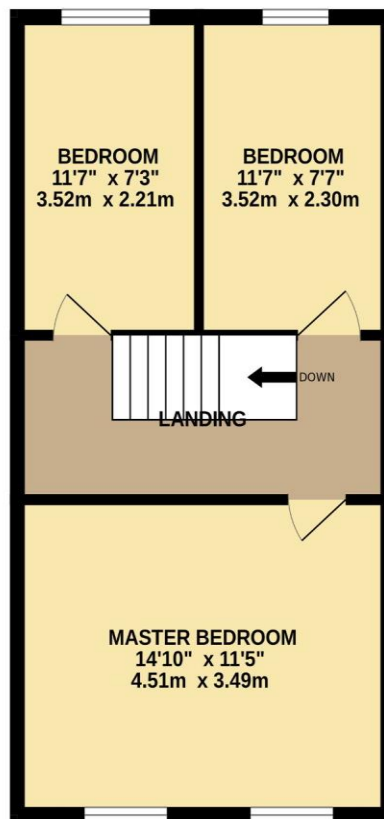
Garden to the front and enclosed yard to the rear, extending to a separate detached garage and parking.



GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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