



We are that confident in our customer service we will not tie you in or charge a withdrawal fee...
Why settle for less?



5 Parkfields, Abram, Wigan, WN2 5XR

£129,950

No onward chain

If you are looking for a skilfully designed kitchen upgraded to a high standard then look no further!

Situated in a convenient location in Abram, close to all local amenities, transport link and schooling. This three bedroomed semi-detached house must be viewed. Ideal purchase for any growing family, the property is gas central heated and double glazed throughout. Once inside you will be greeted with a welcoming lounge opening into the dining room, the kitchen is a key feature as it has been modernised to a high standard with solid wood worktops, whilst to rear you will be welcomed into a sunny conservatory. To the first floor there are three bedrooms whilst bedroom two has views over farmland and family bathroom. To the outside there is a low maintenance front garden and patio garden to the rear which also has views over farmland. A driveway can be found to the front of the property. Viewings are advised to fully appreciate the accommodation on offer!

- Semi detached house
- Three bedrooms
- Gas central heating
- Double glazed
- Modernised kitchen
- Fully fitted bathroom
- Open plan lounge into dining room
- Views over farmland
- Close to all local amenities
- Internal inspection recommended

The accommodation comprises:

Porch

Tiled flooring and double glazed door.

Lounge (16'6 x 13'5)

Double glazed bay window to the front and side, laminate flooring, central heating radiator and double glazed door to porch. This is open to:-

Dining Room (8'8 x 8'8)

Double glazed window, laminate flooring, central heating radiator and double glazed door to the kitchen.

Conservatory (10'11 x 8'5)

Double glazed, laminate flooring and ceiling fan.

L Shaped Breakfast Kitchen (16'8 x 6'11)

Double glazed window to the rear, double glazed door to the side, fitted with a range of wall units and solid wood worktops, Belfast sink, tiled relief to the walls, central heating radiator, integrated fridge freezer, tiled flooring, plumbed for a dishwasher, double glazed French doors to the rear and under stairs cupboard with combi boiler.

FIRST FLOOR

Landing

Double glazed window to the side and loft access.

Bedroom One (11'11 x 9'10)

Double glazed window to the front and central heating radiator.

Bedroom Two (9'10 x 9'9)

Double glazed window to the rear with views over the farmland, central heating radiator, laminate flooring and fitted cupboards.

Bedroom Three (8'4 x 6'4)

Double glazed window to the front, central heating radiator and laminate flooring.

Bathroom/WC

Double glazed window to the rear, tiled walls, tiled effect laminate flooring, heated towel rail, fitted with a low level wc and wash hand basin bath with electric shower over.

Outside

Low maintenance garden to the front.

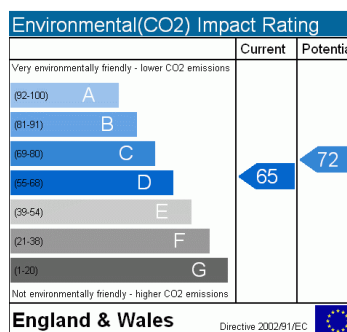
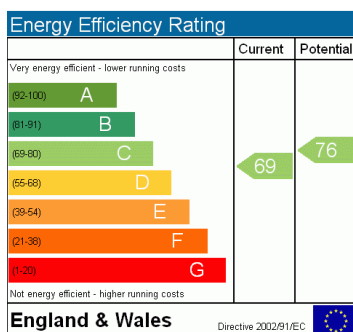
Low maintenance patio garden with shed to the rear with open aspects over the farmland.

Two driveways to the front of the property.

See all our properties at

www.mhlestateagents.co.uk





Viewing: Strictly by appointment through **MHL Estate Agents on 01942 824482**

Fixtures & Fittings: Only those fixtures and fittings specifically mentioned in these details are included in the sale.

Offer Procedure: Please contact us to make an appointment with the Negotiator dealing with the property. This makes other appointments unnecessary and allows us to meet our legal responsibilities.

IMPORTANT: We aim to make our sales details reliable. All measurements are taken electronically & whilst every care is taken with their accuracy they must be considered approximate & should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services & appliances have not been tested & therefore no warranty is offered on their operational condition. If any point is of particular interest please contact us and we will be pleased to check it.

See all our properties at

www.mhlestateagents.co.uk

