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Tontine, Orrell
Wigan, Greater Manchester WN5 8UJ
£185,000

This attractive garden fronted mid terraced house is situated in the highly sought after area of Tontine within a short walk from the great range of amenities in the thriving village of Orrell. This village remains consistently popular due to its lovely independent shops, bars and eateries, its well reputed schools and colleges and its accessibility to the North West Motorway networks. The village also boasts its own train station to make travelling further afield whilst leaving the car at home easy. The accommodation is beautifully presented and comprises briefly on the ground floor of an entrance vestibule, hallway, dining room, lounge, kitchen, utility area and ground floor WC. Moving upstairs, you will find two bedrooms and a lovely bathroom. The property has gas central heating, UPVC double glazing and a burglar alarm system installed. There are attractive shutter blinds to the front facing windows, a pretty garden frontage and an enclosed garden area to the rear. This is an ideal property for a first time buyer and we thoroughly recommend early viewing so please call now to get your appointment booked.

EPC Grade D. Leasehold. Council Tax Band B

Entrance Vestibule

Door giving access to the front of the property. Decorative tiled flooring.

Hallway

Stairs to first floor accommodation. Decorative panelling to one elevation.

Dining Room

UPVC double glazed window to front aspect. Central heating radiator. Fitted alcove storage.

Lounge

UPVC double glazed window to rear aspect. Under stairs storage cupboard. Central heating radiator. Electric stove effect fire.

Kitchen

Fitted with a range of wall and base units comprising cupboards, drawers and work surfaces and

incorporating a single bowl, single drainer stainless steel sink unit with mixer tap. Cupboard housing central heating boiler. Plumbed for automatic washing machine. Built in electric oven and grill and four ring electric hob and extractor over. Central heating radiator. Tiled to visible floor area. UPVC double glazed window to side aspect and UPVC door to side aspect.

Utility Area

UPVC double glazed window to side aspect. Central heating radiator. Tiled floor.

WC

Fitted with a low flush WC and wash hand basin. Tiled floor. Central heating radiator.



First Floor Landing

Loft access with pull down ladder.

Bedroom One

UPVC double glazed window to front aspect. Central heating radiator. Built in alcove wardrobe.

Bedroom Two

UPVC double glazed window to rear aspect. Central heating radiator. Built in wardrobe.

Bathroom

Fitted with a three piece suite comprising panelled bath with mixer tap shower over, pedestal wash hand basin and low flush WC. UPVC double glazed window to rear aspect. Central heating towel radiator.

Outside

There is a small garden frontage and at the rear is a garden with decked area and raised borders.

Tenure

(10.11.2004) Short particulars of the lease(s) (or under-lease(s)) under which the land is held: Date : 31 March 1897 Term : 999 years from 30 March 1897 Ground Rent - £3p/a





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		85
69-80 C		
55-68 D	60	
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
79 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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