



## **Sheaves Close, Abram, Wigan, WN2 5YS**

**£225,000**

**ESTAS AWARD WINNING 'BEST NORTH WEST ESTATE AGENT'.  
CONTACT US IF YOU HAVE A SIMILAR PROPERTY TO SELL!!**

**Stonecross are delighted to bring to you this FAMILY SIZED FOUR BEDROOM DETACHED PROPERTY situated on the sought-after Jennings Park development. Located close to excellent local schools, amenities and transport links including the East Lancashire Road and motorway networks. The property provides good sized accommodation which briefly comprises of entrance hall, downstairs cloakroom, lounge with double doors to dining room, kitchen, utility room and boot room to the ground floor and to the first floor there is a family bathroom and four good sized bedrooms with the master benefitting from an en-suite shower room. Externally to the front there is a lawn, double driveway and integral garage and to the rear there is a good sized garden mostly laid to lawn with patio area.**

- **Detached**
- **Utility Room**
- **Four Bedrooms**
- **En-Suite to Master Bedroom**
- **Double Driveway**
- **Integral Garage**

**\*\*\*PLEASE CONTACT US TO ARRANGE A VIEWING OF THIS PROPERTY\*\*\***

### **Entrance**

Composite double glazed frosted door which leads into the hall, wall mounted radiator, two ceiling light points, tiled floor, stairs to first floor and storage cupboard.

### **Lounge**

11' 5" x 14' 5" (3.491m x 4.384m) UPVC double glazed bay window to front elevation, two wall mounted radiators, two ceiling light points and double doors into dining room.

### **Kitchen**

8' 4" x 10' 1" (2.532m x 3.080m) UPVC double glazed window to rear elevation, wall mounted radiator, ceiling light point, spotlights under wall units, part tiled walls and tiled floor. There are a range of wall, base and drawer units, wood effect worktops, Bosch electric oven, gas hob, extractor, integrated dishwasher, space for fridge/freezer and one and half stainless steel sink unit with mixer tap.

### **Dining Room**

8' 11" x 11' 6" (2.706m x 3.505m) UPVC double glazed french doors to rear elevation, wall mounted radiator and ceiling light point.

### **Utility Room**

7' 7" x 4' 0" (2.310m x 1.229m) Wooden double frosted door to side elevation, UPVC double glazed window to rear elevation, part tiled walls, tiled floor, wall and base units, plumbing for washing machine and stainless steel sink unit with mixer tap.

### **Downstairs WC**

3' 10" x 4' 1" (1.170m x 1.239m) UPVC double glazed frosted window to side elevation, wall mounted radiator, ceiling light point, part tiled walls, WC and sink unit.

### **Boot Room**

6' 10" x 7' 9" (2.085m x 2.362m) UPVC double glazed door to side elevation, ceiling light point and laminate floor.

## **First Floor**

### **Landing**

UPVC double glazed frosted window to side elevation, wall mounted radiator, ceiling light point, loft access and storage cupboard.

### **Bedroom One**

10' 10" x 11' 1" (3.311m x 3.381m) UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point and integrated wardrobes.





**En-Suite**

5' 5" x 7' 5" (1.649m x 2.248m) UPVC double glazed frosted window to front elevation, wall mounted radiator, ceiling light point, part tiled walls, shower, sink unit and WC.

**Bedroom Two**

10' 8" x 9' 8" (3.254m x 2.959m) UPVC double glazed window to rear elevation, wall mounted radiator, ceiling light point and integrated wardrobes.

**Bedroom Three**

7' 2" x 12' 9" (2.177m x 3.892m) UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point.

**Bedroom Four**

7' 5" x 9' 5" (2.265m x 2.870m) UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point.

**Bathroom**

9' 8" x 6' 4" (2.943m x 1.932m) UPVC double glazed frosted window to side elevation, wall mounted radiator, ceiling light point, part tiled walls, bath with overhead shower, WC and sink unit.

**Outside****Front Garden**

Double drive leading to integral garage, area laid to lawn, shrubs and gate to rear.

**Rear Garden**

Enclosed garden with area laid to lawn, patio, stoned area and shed.

**Garage**

Integral garage which has been partitioned in half. Up and over door and power and lighting.

**Tenure**

Freehold

**Council Tax**

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**Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents, this is the responsibility of the buyer.**



6/11/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

## Energy performance certificate (EPC)

1, Sheaves Close Abram WIGAN WN2 5YS	Energy rating <b>C</b>
Valid until <b>11 December 2021</b>	Certificate number <b>9828-4977-6242-9539-9970</b>

**Property type**  
Detached house

**Total floor area**  
120 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9828-4977-6242-9539-9970>

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***Viewing of this property is strictly by appointment through Stone Cross Estate Agents.***

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.