



Stone Cross
ESTATE AGENTS

Ansford Avenue, Abram, WN2 5PQ

£199,950

Welcome to Stone Cross Estate Agents, where we proudly present this captivating Three Bedroom Detached Family Home. Nestled in the charming town of Abram, this property enjoys proximity to local amenities and schools. The ground floor welcomes you with an inviting entrance hall leading to a snug lounge, a well-appointed kitchen/dining area, a convenient downstairs cloakroom, and a delightful conservatory. Journeying to the first floor reveals three bedrooms and a tasteful family bathroom. Outside, the property boasts a garage and front driveway for ample off-road parking, while the rear offers a serene enclosed garden featuring a decking space, complemented by artificial grass. Make this house your new home. ***CONTACT US NOW TO ARRANGE A VIEWING!!!***

- **Three Bedrooms**
- **Detached**
- **Driveway Providing Off Road Parking**
- **Two Bathrooms**
- **Enclosed Rear Garden**
- **Garage**

Entrance Hallway

Via UPVC Double Glazed Front Door to the Front Elevation into hall, laminated wooden floor, wall mounted radiator, ceiling light point and stairs to the first floor.



Lounge

16' 6" x 11' 6" (5.04m x 3.51m) UPVC Double Glazed Bow Window to the Front Elevation, wall mounted radiator and ceiling light point.

Kitchen

8' 10" x 7' 1" (2.68m x 2.15m) UPVC Double Glazed Window to the Rear Elevation, wall, base and drawer units, gas five ring hob, electric grill/oven, extractor hood, tiled floor, integrated washing machine, integrated fridge/freezer and ceiling light point.



Dining Room

8' 11" x 7' 6" (2.71m x 2.28m) UPVC Double Glazed French Doors to the Rear Exterior leading to the conservatory, laminated wooden floor, understairs storage, wall mounted radiator and one wall with wood paneling.



Cloakroom

UPVC Double Glazed Window to the Front Elevation, W/C, wash hand basin, wall mounted radiator, ceiling light point and laminated wooden flooring.

Conservatory

14' 9" x 9' 6" (4.5m x 2.9m) UPVC Double Glazed French Doors leading to the Rear Garden and a wall mounted radiator.

First Floor

Landing

UPVC Double Glazed Window to the Side Elevation, loft access, ceiling light point, wall mounted radiator and storage cupboard.



Bedroom One

13' 9" x 8' 2" (4.18m x 2.5m) UPVC Double Glazed Window to the Rear Elevation, wall mounted radiator, ceiling light point, fitted wardrobes, fitted bedside cabinets and dressing table.

Bedroom Two

8' 9" x 8' 4" (2.67m x 2.53m) UPVC Double Glazed Window to the Front Elevation, wall mounted radiator and ceiling light point.

Bedroom Three

7' 2" x 6' 3" (2.19m x 1.9m) UPVC Double Glazed Window to the Rear Elevation, wall mounted radiator and ceiling light point.

**Bathroom**

UPVC Double Glazed Frosted Window to the Front Elevation, P shaped bath, hand towel radiator, wash hand basin, W/C, tiled walls and floor and inset spotlights.

Outside**Front Garden**

Laid to lawn and driveway to the garage.

Rear Garden

Enclosed, decked area and artificial grass.

Tenure

Freehold

Council Tax

C

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.





Total area: approx. 81.7 sq. metres (879.2 sq. feet)

This floor plan is for illustration purposes only.
Plan produced using PlanUp.

Energy performance certificate (EPC)

43, Ansford Avenue Abram WIGAN WN2 5PQ	Energy rating D	Valid until: 20 October 2023
Certificate number: 2998-2964-7250-1357-3944		

Property type

Detached house

Total floor area

73 square metres

Rules on letting this property

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

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 rating and score

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

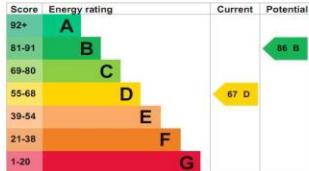
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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.