



Shevington Moor, Standish
Wigan, Greater Manchester WN6 0SA

£125,000

If you are ready for a project and would like to get stuck in to make this pretty traditional cottage the beautiful home that it is crying out to be, then this could be for you! Situated in the ever popular area of Shevington Moor in between the thriving villages of Shevington and Standish this cottage does need some attention but has characterful accommodation comprising of an entrance vestibule, lounge opening into a breakfast kitchen, two bedrooms and first floor shower room. The property has gas central heating and UPVC double glazing and because of its age, the property has some quirks outside with a right of way across the rear but enjoys a very pretty private garden of its own! This has potential to be a lovely home again and we really are keen to meet its new owners so please call now to book your appointment to view.

EPC Grade D. Council Tax Band A.

Entrance Vestibule

Door giving access to the front of the property. Tiled floor. Central heating radiator.

Lounge

UPVC double glazed window to front aspect. Central heating radiator. Living flame gas fire in decorative surround. Cupboard housing meters. Open stairs to first floor accommodation. Stone edged arch through to kitchen.

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. Built in electric oven and grill

and four ring electric hob with extractor over. Central heating boiler. Plumbed for automatic washing machine. UPVC double glazed window to rear aspect and UPVC door giving access to the rear.

First Floor Landing

UPVC decorative window to rear aspect. Access to bedrooms and shower room.

Bedroom One

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

Bedroom Two

UPVC double glazed window to rear aspect. Central heating radiator. Fitted mirror fronted wardrobes.



Shower Room

Fitted with a three piece suite comprising corner shower enclosure, pedestal wash hand basin and low flush WC. Tiled to visible floor and elevations. Heated towel rail. UPVC double glazed window to front aspect.

Outside

The property is pavement fronted and at the rear is a patio area and a pretty private garden which is laid mainly to lawn with planted shrub displays. A right of access crosses between to allow neighbours access back to the front of the properties.


Tenure

Freehold.

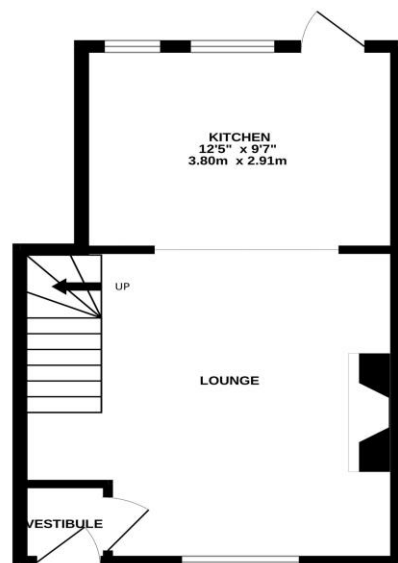




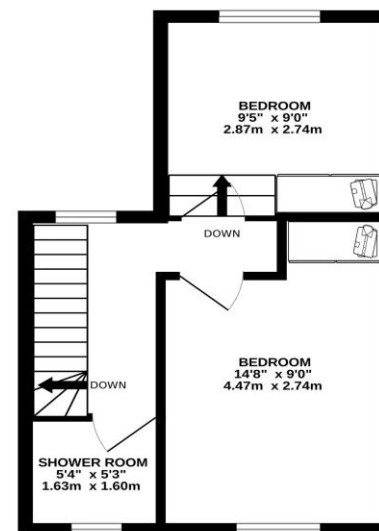
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <div>92-100 A</div> <div>81-91 B</div> <div>69-80 C</div> <div>55-68 D</div> <div>39-54 E</div> <div>21-38 F</div> <div>1-20 G</div> <i>Not energy efficient - higher running costs</i>	<div>66</div>	<div>84</div>
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
328 sq.ft. (30.5 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 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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