



30, Helvellyn Road, Wigan, WN5 9UR

Offers Over £165,000

*David
Davies* *Collection*



30, Helvellyn Road, Wigan, WN5 9UR

- EPC: D
- Council Tax Band: A
- FREEHOLD
- Semi Detached
- Three Bedrooms
- Modern Interiors
- UPVC DG & GCH

This pleasant semi detached property is located on Helvellyn Road and offers a communal lawn outlook which creates a more 'green' feel than to be expected.

With the entrance to the side of the property, this modern home has dark grey UPVC double glazed windows and external doors.

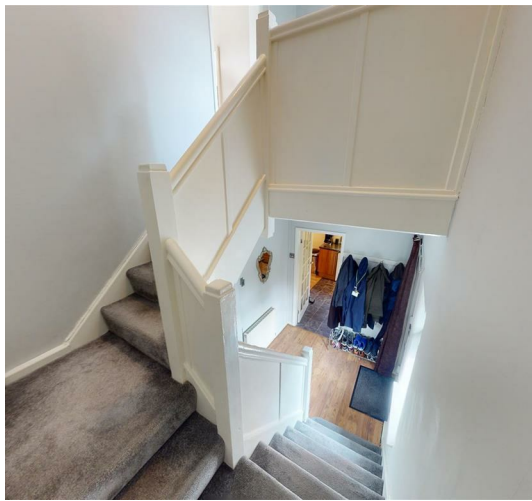
Internally the property is pleasantly presented with modern, neutral décor throughout. The entrance hallway provides carpeted stairs to the first floor and wood effect laminate flooring through into the lounge. With a stunning feature fireplace and large window providing an abundance of natural light into the property. The hallway also provides access to the kitchen to the rear which is open plan to the dining area. Here is an array of dark wood wall and base units with modern 'long' handles and contrasting work surface areas. There is also space for free standing appliances. From here is a further door which opens onto a through way to the rear garden/front of the property and side storage area.

To the first floor there are three bedrooms. The Master and second bedroom have storage cupboards. There is also a family bathroom in white to include a three piece suite.

The rear garden is larger than average, mainly lawn and mature hedges surrounding.

EPC: D







David Davies

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David Davies

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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