



## 20 Green Lane

Wigan, WN2 4HN

**£235,000**



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## Entrance Hallway

7'9" x 4'5" (2.36m x 1.35m)

Centre ceiling light, carpet to floor, wall mounted alarm panel, plug sockets, radiator with decorative cover. Stairs leading to first floor.

## Downstairs w.c.

7'0" x 4'0" (2.13m x 1.22m)

uPVC double glazed opaque window to front elevation, laminate flooring, wall mounted sink, low level w.c. flush, radiator, space to site tumble dryer, centre ceiling light.

## Spacious Lounge

14'3" x 12'8" (4.34m x 3.86m)

uPVC double glazed window to front elevation (with most pleasant aspect), radiator, carpet to floor, centre ceiling light, plug sockets, tv aerial point, under stairs storage cupboard.

## Kitchen / Diner

15'5" x 8'10" (4.70m x 2.69m)

uPVC double glazed window to side elevation, uPVC double glazed french doors to the rear elevation overlooking the beautiful rear garden, laminate flooring, two centre ceiling lights, grey high gloss wall and base units with complimentary work surfaces over, one and half bowl sink with mixer tap and drainer, four ring gas hob, extractor canopy above, space and plumbing for auto washer, space for tall fridge freezer, space for dishwasher, integrated oven, cupboard housing IDEAL combi boiler, radiator. Space to site table and chairs.

## First Floor Landing

9'1" x 5'11" (2.77m x 1.80m)

Carpet to stairs, white balustrade and handrail,

uPVC double glazed window to side elevation. Grey carpet to floor, loft access via retractable ladder (advised by vendor the loft is boarded). Storage cupboard with shelving, plug sockets.

## Bedroom One

12'8" x 8'8" (3.86m x 2.64m)

uPVC double glazed window to front elevation, carpet to floor, built in wardrobes with overhead storage cupboards. Space to site further bedroom furniture as desired, tv aerial point. Grey carpet to floor, centre ceiling light, radiator.

## En-Suite Shower Room

6'9" x 6'3" (2.06m x 1.91m)

Low level w.c. flush, vanity sink with mixer tap and storage below, shower cubicle with combi shower and sliding door. Tall chrome wall mounted radiator/towel rail, centre ceiling light, vinyl flooring. uPVC double glazed opaque window to front elevation, uPVC double glazed opaque window to side elevation.

## Bedroom Two

9'2" x 8'10" (2.79m x 2.69m)

uPVC double glazed window to rear elevation (with most pleasant private aspect to rear), radiator, grey carpet to floor, centre ceiling light, space to site bedroom furniture as desired, plug sockets.

## Bedroom Three

8'10" x 6'3" (2.69m x 1.91m)

uPVC double glazed window to side elevation, centre ceiling light, grey carpet, space to site bedroom furniture as desired, plug sockets.

### Family Bathroom

6'1" x 5'11" (1.85m x 1.80m)

Modern bathroom suite comprising of; Bath, pedestal sink with mixer tap, low level w.c flush. Wall mounted chrome towel rail/radiator, centre ceiling light, extractor fan, grey vinyl flooring.

### External

Rear: Private rear garden with artificial grass and indian stone paving, fenced panelled boundaries, shed, gated side access. To the side elevation is open space mainly laid to lawn.

Front: Driveway allowing off road parking for approximately six vehicles.

### Tenure

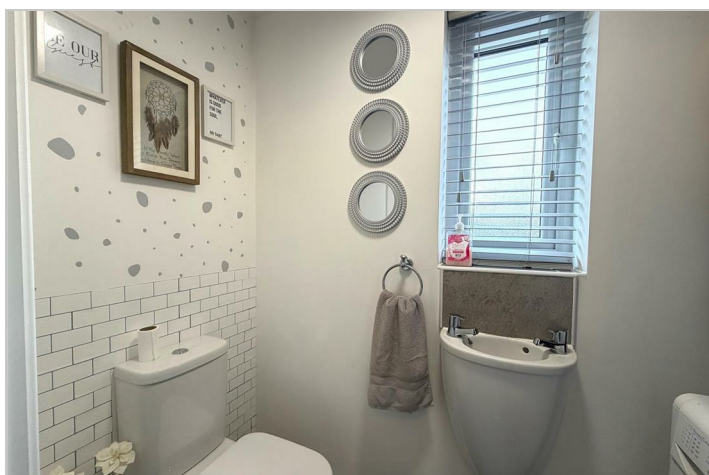
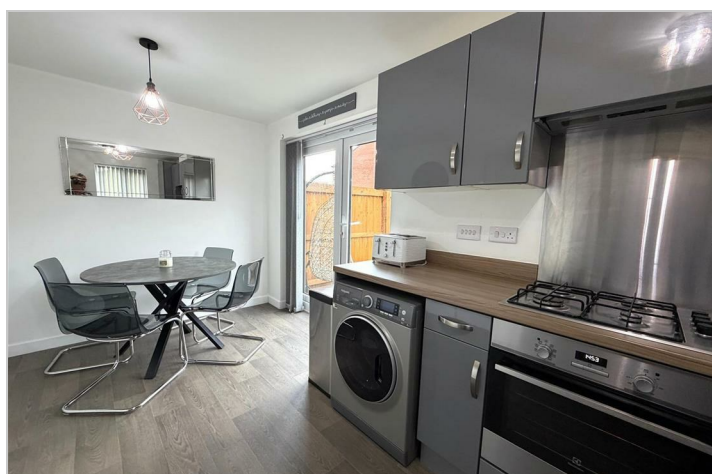
We are informed by the Seller that the tenure of this property is FREEHOLD

Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

### Disclaimer

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Road Map



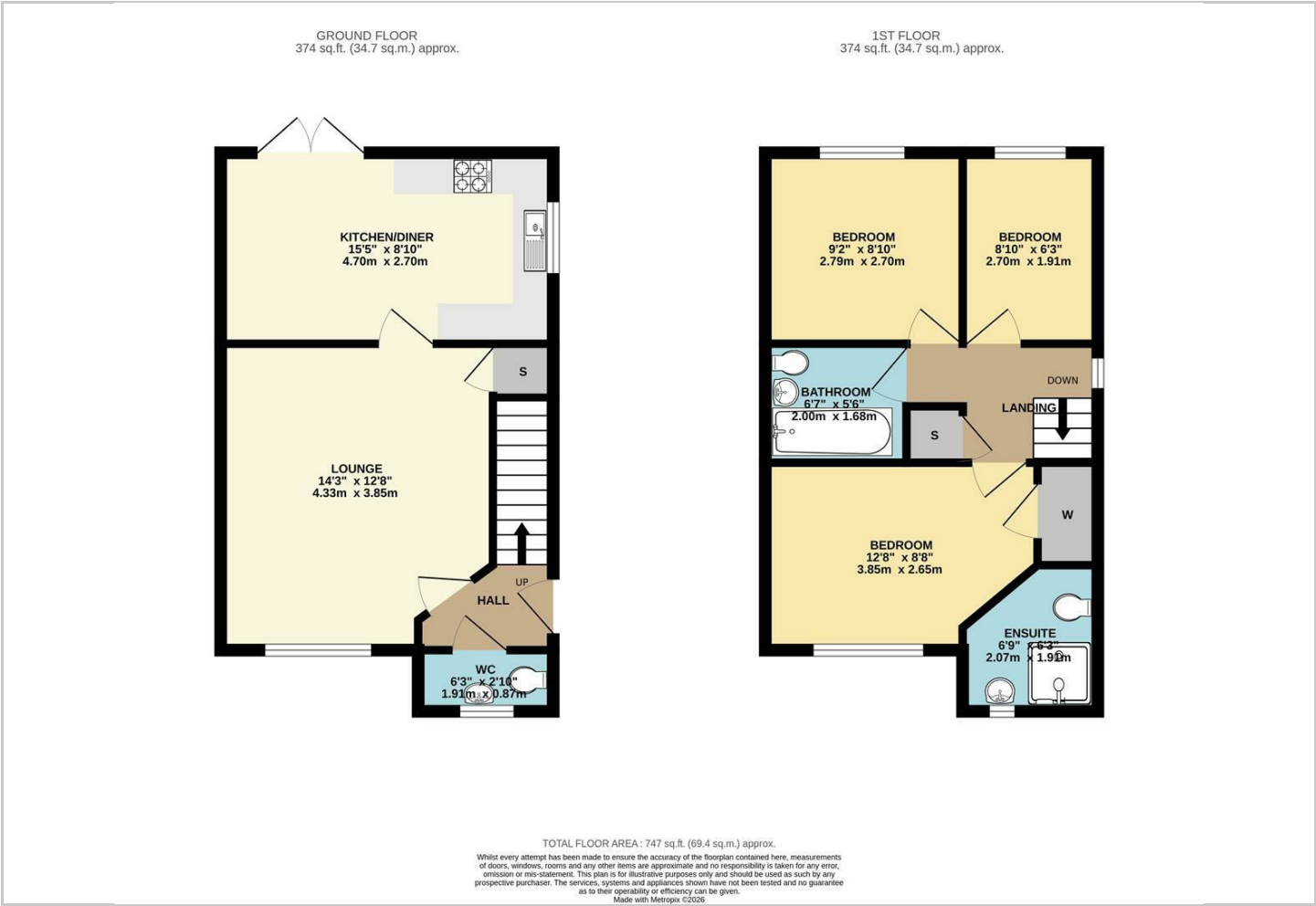
Hybrid Map



Terrain Map



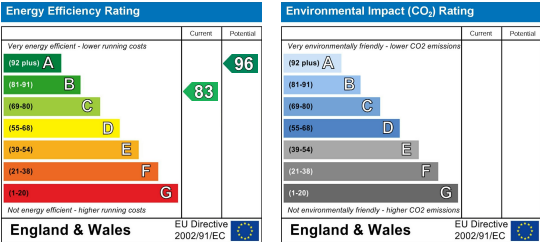
Floor Plan



Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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