



1 Moore Street, Whelley, Wigan, WN1 3XX



**O.I.E.O. £150,000**



# 1 Moore Street, Whelley, Wigan, WN1 3XX

- Close proximity to Wigan and amenities
- Large plot of 0.16 acres approx.
- In need of modernisation.
- 3 Bedrooms, detached
- EPC rating E43
- Part leasehold 999-year lease.
- Detached garage
- No Chain

## Location

The Property is located in the residential area of Whelley to the north east of the town of Wigan. Whelley has two public houses (White Lion & the Earl of Balcarres), two convenience stores, a petrol station, takeaway restaurants and a primary school (Canon Sharples, Church of England Primary School).

The Property is approximately 1.2 km north of the town centre. The town of Wigan has a popular market, a number of primary and secondary schools, cricket club, Mesnes Park, a train station and a number of supermarkets, high street and independent shops.

## Description

A detached two storey residential property constructed of brick under pitched slate roof with accommodation comprising as follows;

**Hall** - 2.26m (7' 5") x 3.89m (12' 9")

Accessed via upvc double glazed entrance door, with flooring of painted wooden floor boards, pendant light fitting, upvc double glazed window, coving to ceiling and single central heating radiator. Access from the hallway to stairs, kitchen and lounge.



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**Lounge** - 6.83m (22' 5") x 3.75m (12' 4")

With carpeted flooring, upvc double glazed bay window with sash top sections, double central heating radiator, 2 x pendant light fittings, 2 x central heating radiators and gas fire.



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## **Rear Porch** - 3.40m (11' 2") x 1.58m (5' 2")

With carpeted flooring, upvc double glazed window with lead sashed top sections, single central heating radiator, external access door upvc double glazed.

## **Kitchen** - 2.88m (9' 5") x 2.54m (8' 4")

With tiled flooring, composite wood effect work surface, part tiled walls, base and wall units. Single stainless steel basin with stainless steel drainers either side. Upvc double glazed window looking onto rear garden with further upvc double glazed window looking onto side. Pendant light fitting with central heating radiator.



## **Landing** - 1.84m (6' 0") x 0.80m (2' 7")

With flooring of painted wooden floor boards, pendant light fitting, upvc lead sashed double glazed window, access to three bedrooms and a bathroom.



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## **Bedroom 1** - 3.40m (11' 2") x 2.78m (9' 1")

With exposed timber floor boarding, pendant light fitting, double glazed window with top section lead sashed and single central heating radiator.



## **Bedroom 2** - 3.45m (11' 4") x 3.90m (12' 10")

With exposed floor boards, double central heating radiator, pendant light fitting, double glazed upvc window with top sections sashed, built in cupboard with shelving and housing hot water tank.



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## **Bedroom 3 - 2.56m (8' 5") x 2.86m (9' 5")**

With exposed floor boards, single central heating radiator, double glazed upvc window with sashed lead top openers.



## **Bathroom - 2.41m (7' 11") x 1.92m (6' 4")**

With tiled flooring, pedestal basin, walk in electric shower, w/c, central heating radiator and w/c.



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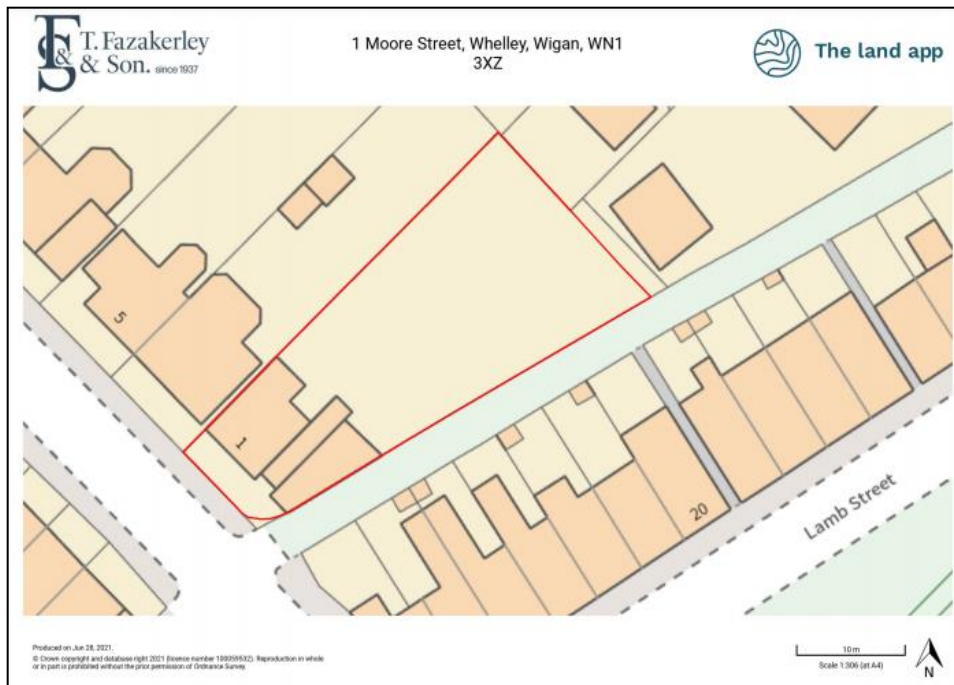
**Garage** - 4.77m (15' 8") x 9.80m (32' 2")

Of single storey brick construction under flat felt roof, single glazed timber windows, double hinged doors.



## Gardens

Extensive gardens in requirement of maintenance within an area of 0.12 acres.



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## Local Authority

Wigan Metropolitan Borough Council, Town Hall, Library Street, Wigan, WN1 1YN.

## Council Tax Band

Band C for which the amount payable for 2021/22 is £1,491.17.

## EPC

The EPC rating for the property is E43.

## Title & Tenure

We understand that the property is held under two separate land registry titles with the house itself owned freehold with the garden area leasehold and subject to a long lease with an annual rent payable.

## Services

Mains gas, mains water, mains electricity and mains drainage.

Please note T Fazakerley & Son have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

## Viewings

Viewings are strictly by appointment only with the sole selling agents, contact on 01942 242 636 or by email to [info@tfazakerleyandson.co.uk](mailto:info@tfazakerleyandson.co.uk).

## Money Laundering Regulations Compliance

Please bear in mind that T Fazakerley & Son will require from any purchaser looking to offer on a property details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors contact details and two forms of identification. We will also undertake an electronic identity check which will leave a soft ID print,

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