



### 3 bed semi-detached house to buy in WN2

Lune Road, Platt Bridge, Wigan, Greater Manchester, WN2 5HG

**£130,000** Starting Bid

 x3  x2

Tenure

**Leasehold**

Driveway parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Semi-detached house with three bedrooms
- ✓ Two reception rooms providing versatile living spaces
- ✓ Off-road driveway parking
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid

## Description

Located in a popular residential area of Wigan, this well-presented semi-detached property offers comfortable family living with excellent amenities close by.

Three bedrooms, two reception rooms, and a modern bathroom with a sleek shower, The property benefits from gas central heating throughout, ensuring warmth and comfort all year round, and holds an Energy Performance Certificate rating of C, reflecting its energy efficiency.

The dining room leads out to a generous garden space, ideal for outdoor entertaining or relaxing in the fresh air. Additionally, off-road parking on the driveway for 2 vehicles, providing convenient and secure parking for residents.

Situated close to local shops, schools, and transport links

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 971

Annual Ground Rent Amount: £50.00

Price: Starting Bid £130,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Sewerage: Standard UK domestic



| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            | 84        |
| (69-80) <b>C</b>                                   | 69                         |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |

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Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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