



House - Terraced (EPC Rating: D)

# 86 ATHERTON ROAD WIGAN, ENGLAND, WN2 3RN

Offers In Excess Of  
**£100,000**

## FEATURES

- TWO Bedrooms
- TWO Reception Rooms
- Close to Hindley centre
- INVESTMENT OPPORTUNITY
- Front and rear gardens
- Terraced house, no chain
- Near bus routes and amenities
- Tenant in situ paying £750PCM



FREENEY & OLIVER  
ESTATES

# 2 Bedroom House - Terraced located in Wigan

Call us on

[info@freeneyandoliverestates.co.uk](mailto:info@freeneyandoliverestates.co.uk)

FREENEY & OLIVER ESTATES are delighted to offer FOR SALE this Two bedroom terrace property close to Hindley Town Centre, Bus Routes and Local Amenities.

In Brief the Property Comprises of: Entrance Hall, Living Room, Second Reception Room/Dining Room, modern FITTED Kitchen , Two Bedrooms, Modern fitted bathroom, Front and Rear GARDEN.

Please note the photos may not represent the current condition of the property.

Strictly By Appointment Only!

Important note to purchasers:

Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a

**Council Tax Band**

**A**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



FREENEY & OLIVER  
ESTATES