Fazakerley Sharpe

Property, rooted in our heritage.
Established 1931

£290,000

46 Lazenby Crescent, Ashton-In-Makerfield, Wigan, WN4 9NJ

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Viewing Essential Located in the sought-after area of Lazenby Crescent, Ashton-In-Makerfield, this charming detached house offers a delightful blend of comfort and space. Built in the 1980s, the property spans an impressive 988 square feet, providing ample room for family living.

Upon entering, you are greeted by a beautiful lounge with living flame effect electric fire and spacious dining room, perfect for both relaxation and entertaining guests. The spacious ground floor living area flows seamlessly into a lovely conservatory, which boasts an open view of the well-maintained garden. This tranquil outdoor space is ideal for enjoying sunny afternoons or hosting gatherings with family and friends.

The property features three generously sized double bedrooms, ensuring that everyone has their own private retreat. The bathroom is thoughtfully designed with a separate WC adding convenience for busy mornings.

Lounge
20'11" x 10'11" (6.4 x 3.35)
Front facing lounge with a feature fireplace and fitted carpets.

Dining Room
12'10" x 7'10" (3.91m x 2.39m)
Rear facing dining room with fitted carpets.

Kitchen
10'11" x 7'4" (3.34 x 2.25)
Rear facing modern fitted kitchen fitted with a range of wall and base units, lino flooring and ceramic hob with stainless steel extractor, integrated oven and grill.

Conservatory
9'0" x 6'11" (2.74m x 2.11m)
Rear facing conservatory with fitted carpet and lighting.

Landing

Bedroom 1
14'2" x 10'2" (4.32m x 3.10m)
Front facing double bedroom with fitted carpeted flooring and fitted wardrobes.

Bedroom 2
10'3" x 8'10" (3.12m x 2.69m)
Rear facing double bedroom with fitted carpeted flooring.

Bedroom 3
11'1" x 7'6" (3.38m x 2.29m)
Front facing double bedroom with fitted carpeted flooring.

Storage Cupboard

Shower Room
Rear facing modern fitted shower room fitted with a walk in shower cubical, wash basin and a heated shower rail and a range of wall tiles.

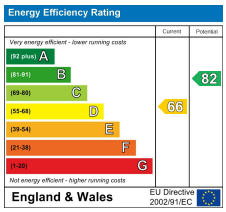
W.C
Separate w.c with fitted vinyl flooring and tiled walls.

Garage
15'11" x 8'1" (4.86 x 2.47)
Integrated garage with up and over garage door providing useful storage space and opportunity to convert (subject to necessary permissions and consents).

Garden
A private rear garden laid to lawn with paving around the perimeter of the residential property.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.



Directions

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