



**106 Kitt Green Road, Wigan**

Offers in Region of **£130,000**

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ESTATE AGENTS

# 106 Kitt Green Road

Wigan, Wigan

Nestled in a desirable and peaceful residential location, this exceptional 3-bedroom mid-terraced property presents a wonderful opportunity for both first-time buyers and investors alike. The property boasts a spacious layout with ample living space, ideal for modern family living. The ground floor features a large family kitchen, perfect for preparing delicious meals and hosting gatherings. The sunshine lounge room provides a bright and inviting space, ideal for relaxation or entertaining guests. Upstairs, three well-proportioned bedrooms offer comfortable accommodation, while built-in storage solutions cater to practical needs. The property is thoughtfully designed with potential residents in mind, offering a blend of functionality and charm.

Beyond the property, a private mature garden awaits, providing a tranquil outdoor retreat. The large rear garden is a haven for nature enthusiasts, featuring a wood-fenced border, well-stocked flower beds, and a charming rockery. A flagged patio offers the perfect spot for alfresco dining, while mature trees and shrubs enhance the natural beauty of the space. An ornate feature lamp/light adds a touch of elegance, creating a serene ambience for outdoor relaxation.



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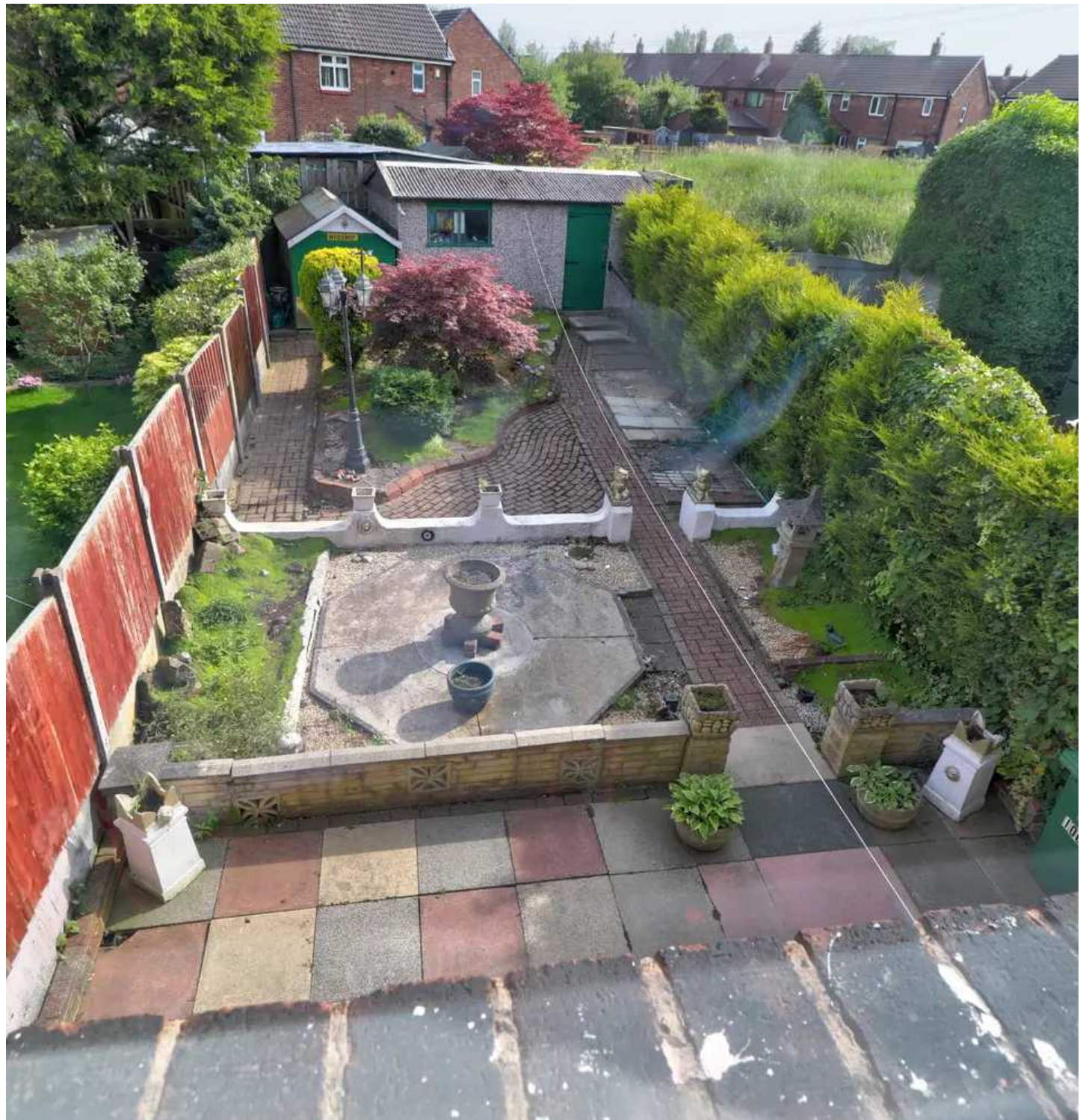
Wigan, Wigan

Additionally, a wood storage shed and a single detached garage at the rear of the property offer convenient storage and parking solutions. The front garden is designed for low maintenance with brick wall boundaries and stone-chipped flower beds, adding to the overall appeal of the property. Convenient on-street parking, without the need for permits, ensures that residents and visitors alike can easily access the property. With its combination of character, comfort, and practicality, this property represents a rare opportunity to secure a truly special home in a sought-after location.

Council Tax band: A

Tenure: Freehold

- Three bedrooms
- Mid Terrace
- Private Mature Garden
- Detached Garage to Rear
- Large Family Kitchen
- Sunshine Lounge Room
- Built In Storage
- Possible Residential Location
- Ideal for First Time Buyers
- Great Investment Opportunity



### Lounge

21' 10" x 11' 1" (6.65m x 3.38m)

A spacious family lounge with gas fire with marble surround, wood effect laminate flooring, upvc window to front and upvc French doors to rear both with vertical blinds, multiple power points and wall up lights.

### Kitchen

9' 8" x 19' 2" (2.95m x 5.84m)

A large family kitchen with built in storage under stairs, large work tops, a range of fitted base and wall units, vinyl flooring, upvc window with vertical blinds, upvc door to front and back warmed via single radiator.

### Bathroom

7' 4" x 5' 6" (2.24m x 1.68m)

A modern three piece bathroom suite with walk in shower cubicle, frosted window, single heated towel rail, tiled walls and flooring, wash basin and low level w.c.

### Bedroom One

12' 3" x 10' 10" (3.73m x 3.30m)

A spacious double room with large upvc window to front with vertical blinds, in built storage over stairs, multiple power points, warmed via single radiator, fully carpeted and wardrobes offered with the sale.

### Bedroom Two

10' 9" x 6' 9" (3.28m x 2.06m)

A double room with built in wardrobes, large upvc window to rear, warmed via single radiator, multiple power points, built in storage and fully carpeted.

### Bedroom Three

10' 3" x 6' 6" (3.12m x 1.98m)

A generous single room with upvc window to front with vertical blinds, single radiator multiple power point and fully carpeted.





## REAR GARDEN

A large mature rear garden with wood fenced border, flagged patio ideal for al fresco dining, well stocked flower beds and rockery, ornate feature lamp/light, mature trees and shrubs, wood storage shed and door access into single detached garage.

## FRONT GARDEN

A low maintenance garden to front with brick wall boundary a gated entry and stone chipped flower beds

## GARAGE

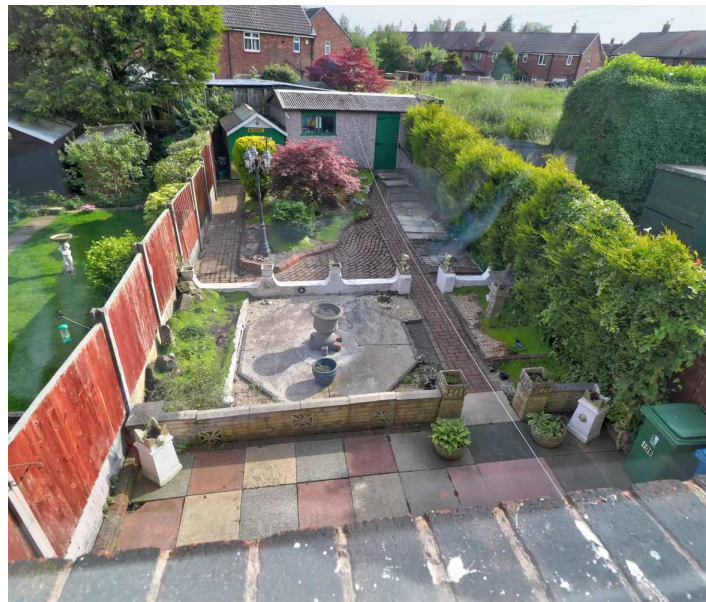
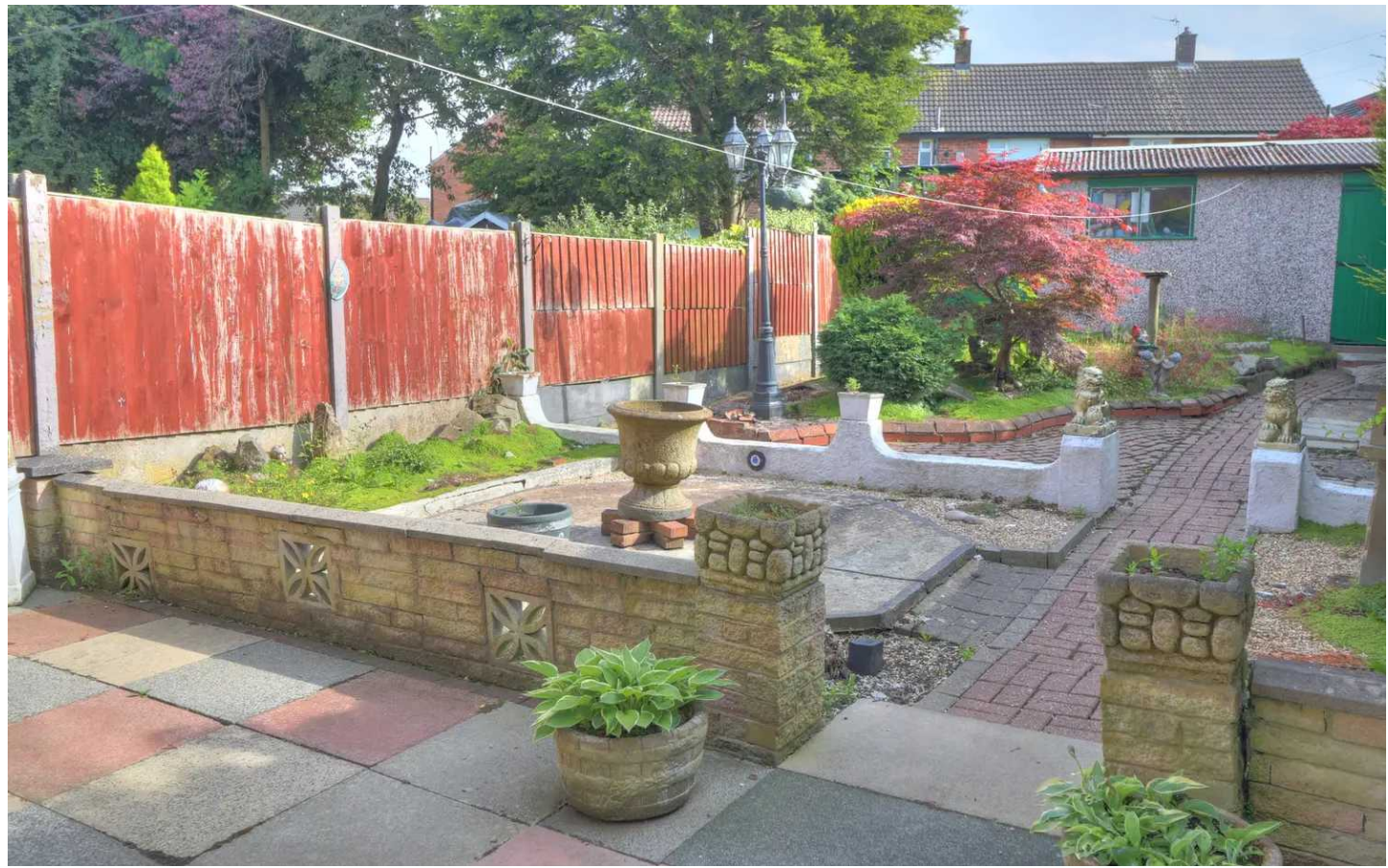
Single Garage

A detached garage to rear with up and over door, power, lighting and door access into rear garden.

## ON STREET

1 Parking Space

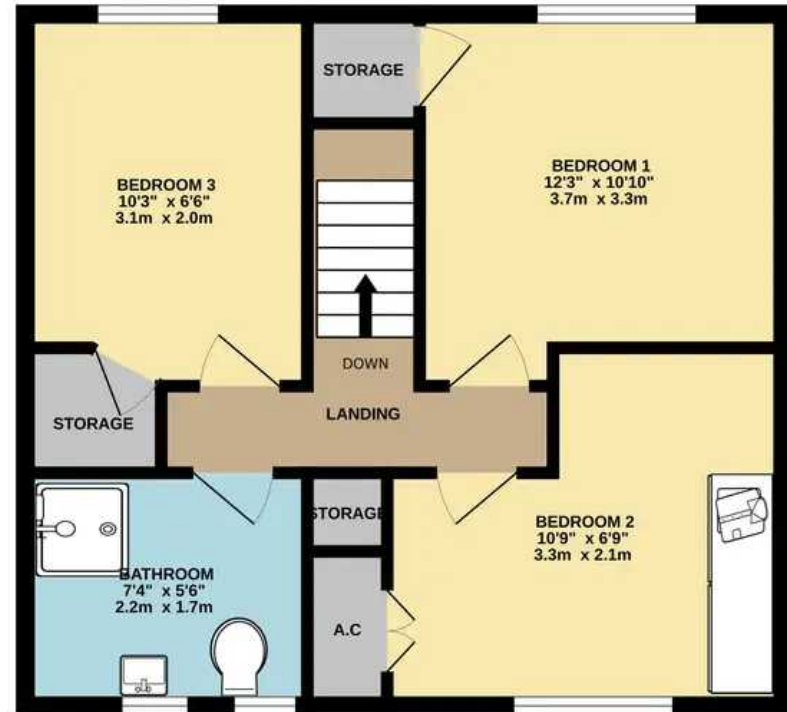
On street parking with no permit required.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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