



30 Bold Street  
, Wigan, WN5 9EL  
Offers Over £235,000



## 30 Bold Street, Wigan, WN5 9EL

An excellent opportunity to purchase a recently refurbished semi-detached bungalow within a generous plot with the benefit of two outbuildings including a 688SQFT garage.

The property has the benefit of front and rear gardens and ample off road parking, together with a loft conversion area.

Leasehold - 999 years.

EPC - D62.



### Ground floor

#### Kitchen

16'11" x 11'2" (5.16 x 3.42)

#### Lounge

18'9" x 11'10" (5.74 x 3.62)

#### Shower room

8'0" x 7'1" (2.46 x 2.16)

#### Bedroom 1

12'9" x 11'6" (3.90 x 3.51)

#### Bedroom 2

11'9" x 9'0" (3.59 x 2.75)

### 1st Floor

#### Loft room

9'10".308'4" x 11'3" (3..94 x 3.44)

#### Loft room

9'1" x 7'4" (2.77 x 2.24)

### Outbuildings

### Garage

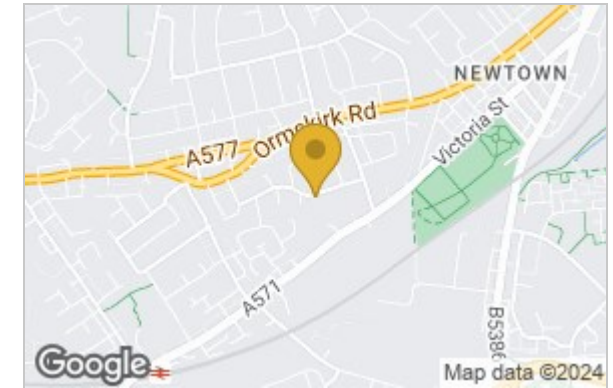
54'7" x 12'9" (16.64 x 3.90)

### Garden room

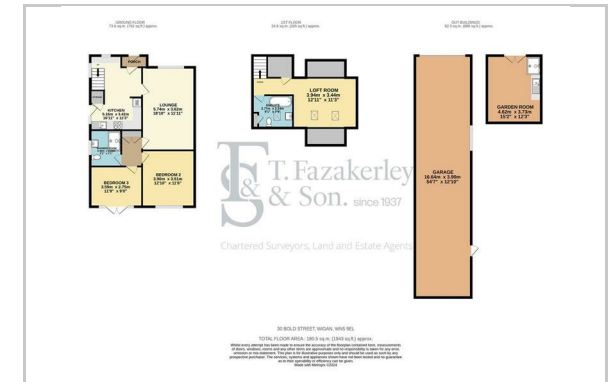
15'1" x 12'2" (4.62 x 3.73)

### Rear garden

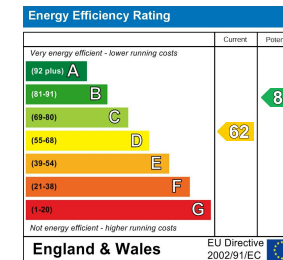
## Area Map



## Floor Plan



## Energy Efficiency Graph



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