



RHSIDE

BOLTON

Like me?
Why not
buy me.

29

Plot
180

31

*This house
is now a home*

Tulach, Webb Road
Pemberton, Wigan, WN3 6QJ

Asking Price £280,000



3



2



1



Tulach, Webb Road

Pemberton, Wigan, WN3 6QJ

5% DEPOSIT CONTRIBUTION & FLOORING INCLUDED

This three-bedroom home gives you and your family the space to grow. It offers a fully open plan ground floor, equipped with a kitchen and dining area, living room and a the flexibility of a family living area on the first floor.

VELFAC windows keep your home warm and let the natural light flood in, and large full height glass doors open out onto a spacious garden.

Ready to move in to immediately.

Kitchen

British made fully fitted kitchen cabinets with built in appliances.

40mm laminate worktops as standard with under-mounted basins.

Top spec Hoover induction hob, hood and self-cleaning pyro electric oven.

Fully integrated fridge/freezer and dishwasher (in 4 beds as standard).

Bathroom

Modern white Sanitaryware by Vitra with Chrome Taps and Kohler Mira thermostatic mixer shower.





Specification

Shed to rear garden (4 beds only)
 Landscaped front garden & turf to rear
 Fitted wardrobe to main bedroom
 Wondrwall intelligent wall control panel to ground floor
 Velfac double and triple glazed aluminium window frames
 Electric vehicle charging capacity
 Landscaping specific to plot location
 Sign up to Grain 1000mb broadband, live on day 1
 External downlight within porch canopy

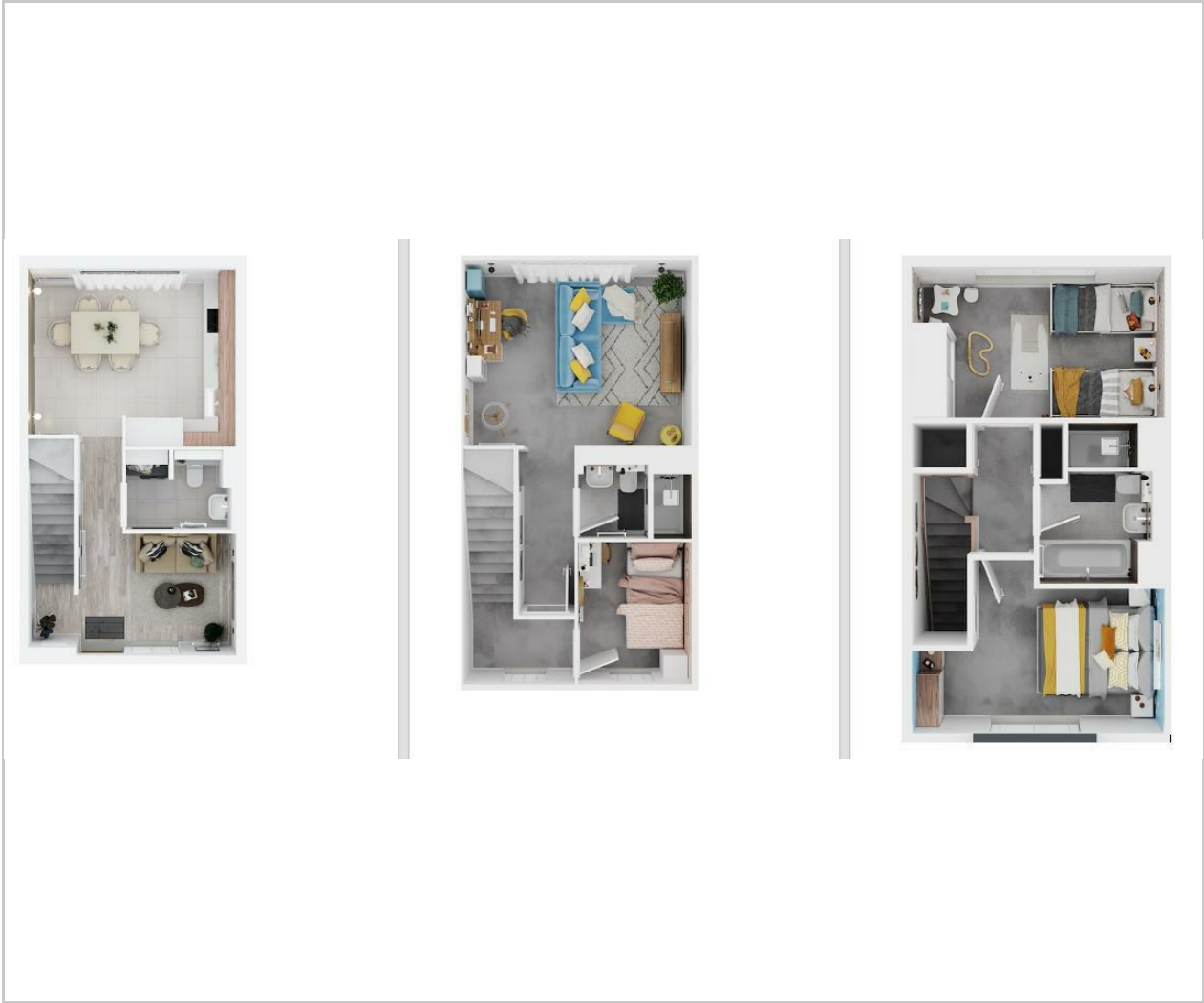
Home Automation

Reduces energy bills by not heating an empty home.
 Smart burglar alarm that listens for intruders
 Automatically turns off lights when you leave
 Wakes you up in the event of a smoke alarm
 Play high quality music with Sonos
 Control your home with voice and much more with Amazon Alexa

- 5% DEPOSIT CONTRIBUTION
- Three Bedroom Semi Detached
- Two Bathrooms
- 2 Car Parking Spaces
- Flexible Living Accommodation
- 1151 Sqft
- Rear Turfed Garden
- EPC Rating TBC



Floor Plan



Viewing

Please contact our Reside Bolton Office on 0161 808 0408 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

