




97 Wrightington Street, Wigan

Offers in Region of £130,000

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

97 Wrightington Street

Wigan, Wigan

Delightful 3-bed terraced house in Wigan, ripe for modernisation. 2 reception rooms, spacious kitchen, enclosed garden. Convenient location near amenities, ideal for investors or first-time buyers.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- On offer with no chain and in need of modernisation
- Perfect for a project for investment or personalisation for first time buyers
- Offering two separate reception rooms
- Good sized kitchen with access to the rear garden
- Two double bedrooms plus a single
- Large family bathroom with a three piece suite in white
- Enclosed rear yard garden
- Situated in the heart of Wigan within walking distance to the Town Centre High Streets
- Stones throw from schools, parks, transport links & medical facilities

Situated in the heart of Wigan, this delightful 3-bedroom mid-terraced house presents an attractive investment opportunity. Offered with no chain, the property is ripe for modernisation, catering to those looking for a blank canvas to transform into their dream home or for astute investors seeking a renovation project.

Boasting two separate reception rooms, the house offers a versatile living space that can be customised to suit individual needs. The good-sized kitchen provides access to the enclosed rear yard garden, perfect for a spot of outdoor relaxation or entertaining guests. Upstairs, two double bedrooms and a single bedroom offer comfortable accommodation, while a large family bathroom with a white three-piece suite adds a touch of elegance.

Located on the outskirts of Wigan Town Centre, residents will find comfort in the convenience of living within a stone's throw of schools, parks, transport links, and medical facilities, ensuring that all essential amenities are easily accessible.

Outside, the property boasts a enclosed rear yard garden, providing a private outdoor space ideal for enjoying a morning coffee or dining al fresco on warm summer evenings.

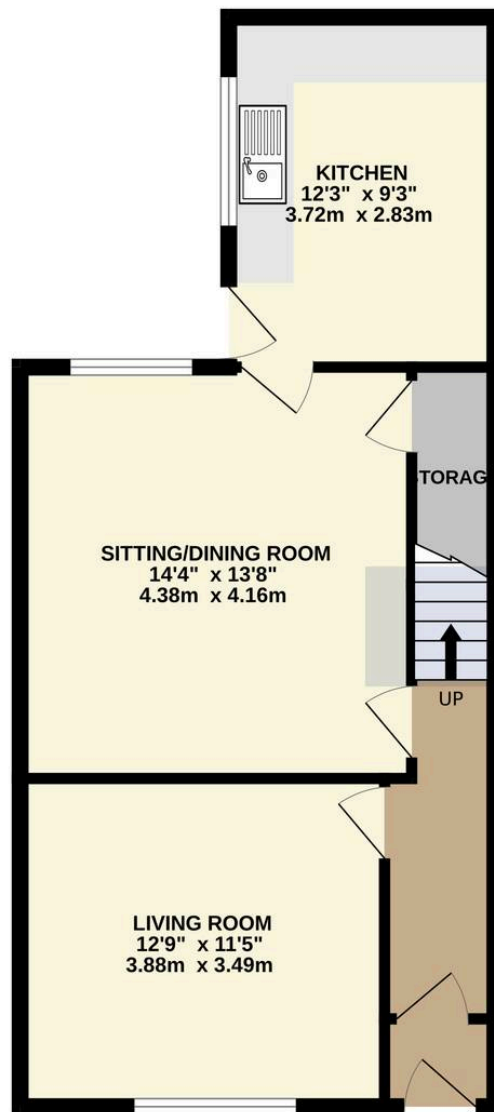
With its prime location and proximity to local amenities, this property offers a unique opportunity to invest in a home that combines comfort, convenience, and potential for personalisation, making it a desirable choice for first-time buyers and investors alike.



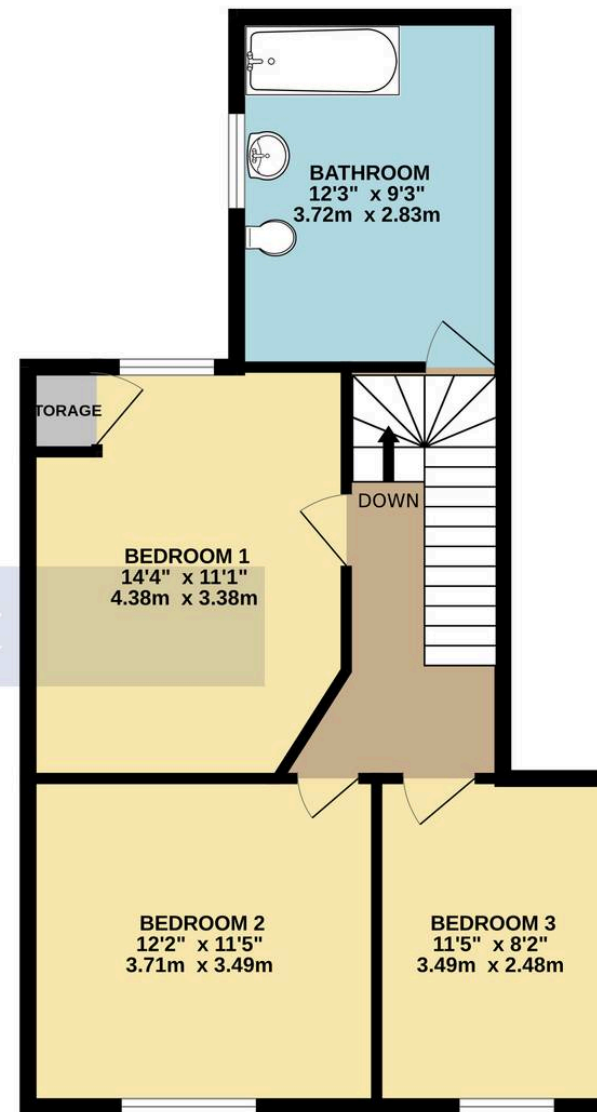




GROUND FLOOR
541 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.5 sq.m.) approx.

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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Alan

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