

11, Rylands Street, Wigan, WN6 7BL



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*A spacious three bedroom terrace that would make a lovely starter home for a young family.*

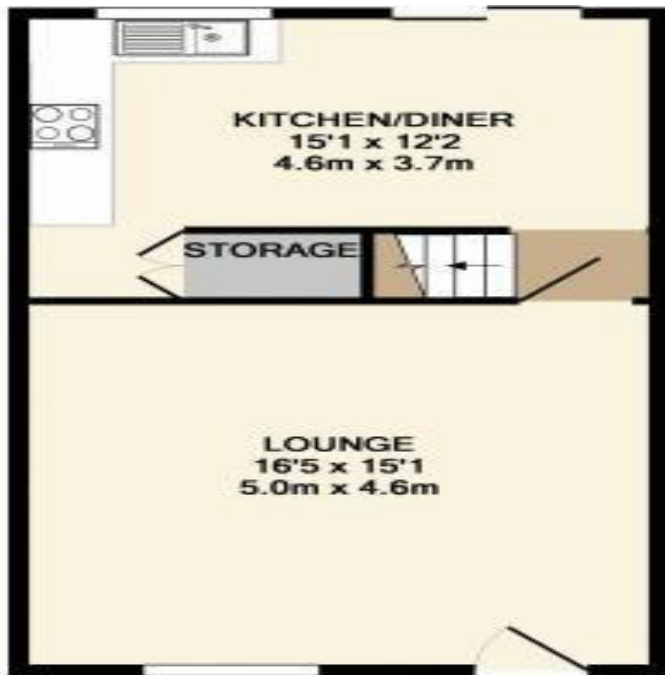


- Highly desirable residential street
- Spacious rear garden
- Three bedrooms
- Fitted kitchen diner
- Gas central heating / Double glazing
- Close to town centre
- No chain delay
- 868 SQ.FT.

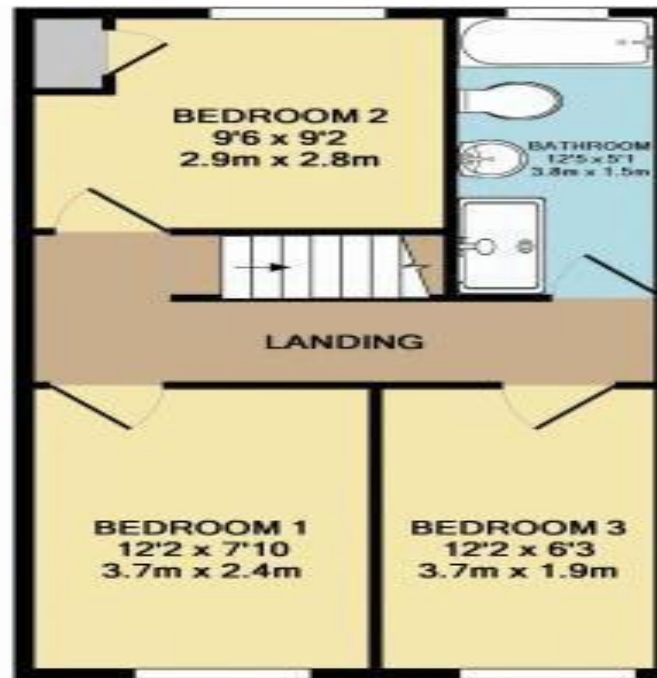
Enjoying the distinctive feature of a rear enclosed garden that enjoys a sunny north westerly aspect this spacious three bedroom terrace would make a lovely starter home for a young family. Located in a hugely popular setting that is within easy reach of various amenities, plus Wigan Town Centre & ideally suited for any first time buyers looking for property they can put their own stamp on - this impressively sized mid terrace home does require some cosmetic updating but already boasts gas central heating with a modern combi boiler, up to date electrics and a decent fitted kitchen. Set across two floors and provides a generous 868 square feet of living space, making it superb value for money for today's busy market. In brief the property comprises; a front lounge and a smart rear dining kitchen with patio doors that open out onto the rear garden. Upstairs the home provides three bedrooms & a principal bathroom suite. Externally, there is a pretty, terrace-style garden to the front and a large fully enclosed, private garden to rear.







GROUND FLOOR  
APPROX. FLOOR  
AREA 433 SQ.FT.  
(40.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 435 SQ.FT.  
(40.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 868 SQ.FT. (80.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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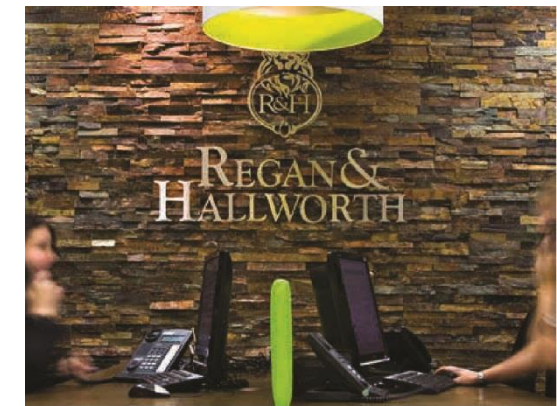
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onTheMarket.com

The Property Ombudsman

LR Finance

We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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