



13 Park Road, Wigan, WN1 1RY
£315,000

The Property Perspective

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Close to Wigan town centre, with its excellent range of shopping and facilities, this lovely property is also within walking distance to the railway station, ideal for commuting to both Liverpool and Manchester city centres.

ENTRANCE HALL

Original tiled entrance floor and walls. The vestibule leads to a hallway with original chequered tiles throughout, original spindle balustrade and staircase, and access into the ground floor reception rooms.

LIVING ROOM 13'9" x 13'9" (4.2 x 4.2)

Double glazed bay window to front aspect, original open fire, bay window with built in storage and shutters and ceiling coving.

LOUNGE 13'9" x 11'5" (4.2 x 3.5)

Wood burning stove, stripped floorboards, with a large glass doorway overlooking the courtyard.

KITCHEN DINER 18'0" x 11'1" (5.5 x 3.4)

Kitchen has recently been refitted with a contrasting handleless design, to create a space for modern living and offering a super range of fitted units, space for dining and access outside. The kitchen has classic subway tiles and slate floor tiles.

UTILITY

Floor and wall units, work surfaces over, tiled surrounds

LANDING

Large landing area with access to all rooms

BEDROOM 13'9" x 12'1" (4.2 x 3.7)

Double glazed window, wood flooring, fitted wardrobes

BEDROOM 13'9" x 12'1" (4.2 x 3.7)

Double glazed window, carpeted flooring

BEDROOM 11'1" x 8'10" (3.4 x 2.7)

Double glazed window, carpeted flooring

BEDROOM 10'5" x 6'6" (3.2 x 2.0)

Double glazed window, carpeted flooring

BATHROOM

Re fitted family bathroom with frosted window, low level wc, wash hand basin, shower enclosure, panelled bath and heated towel rail

REAR GARDENS

Hardstanding courtyard gardens, raised borders, vehicle access

