



City Road, Kitt Green, Wigan

Offers Over £124,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom mid-terraced house, ideal for families, situated in a friendly neighborhood. The property is conveniently located close to local amenities and offers scenic walking routes just across the road. Excellent travel links are available nearby, including local bus routes and easy access to the M6 motorway, ensuring seamless connectivity.

As you enter the home through the entrance hallway, you are welcomed into the cozy lounge featuring a fireplace, perfect for relaxing evenings. An open entryway leads you into the dining room, providing a great space for family meals and entertaining. The ground floor also houses a three-piece family bathroom, which includes a unique round bath. The kitchen is well-equipped with integrated appliances such as a gas hob and oven, and it also has a door leading out to the yard area, enhancing the indoor-outdoor flow.

Moving to the first floor, you will find the master bedroom, which is bright and spacious, featuring a large window. The second bedroom also includes a window, offering a pleasant and airy atmosphere. The third bedroom can serve as an additional bedroom or a versatile space such as a study.

Externally, the property features a driveway at the front, adorned with plants under the front window, adding to the home's curb appeal. To the rear, there is a yard with ample seating space, perfect for outdoor dining and relaxation.

In summary, this delightful three-bedroom mid-terraced house offers comfortable living in a great location, making it an excellent choice for families seeking a welcoming community and convenient amenities.





BEN ROSE



BEN ROSE





BEN  ROSE



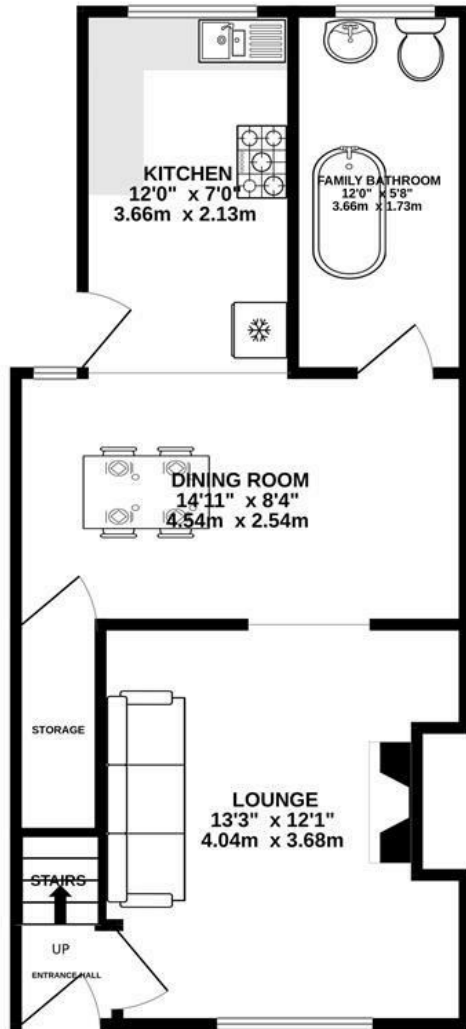
BEN  ROSE



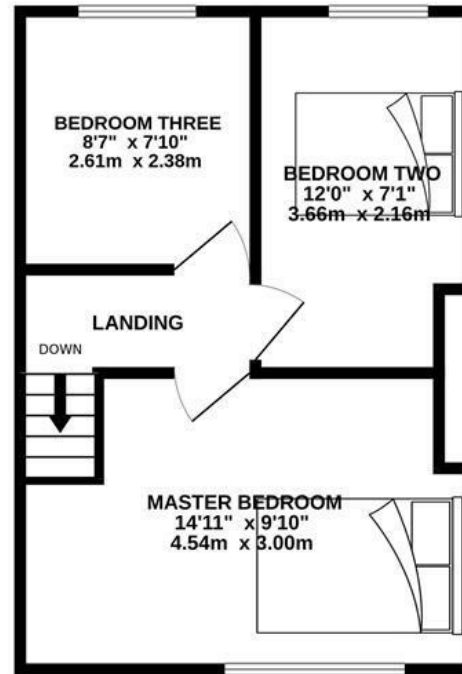


BEN ROSE

GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.

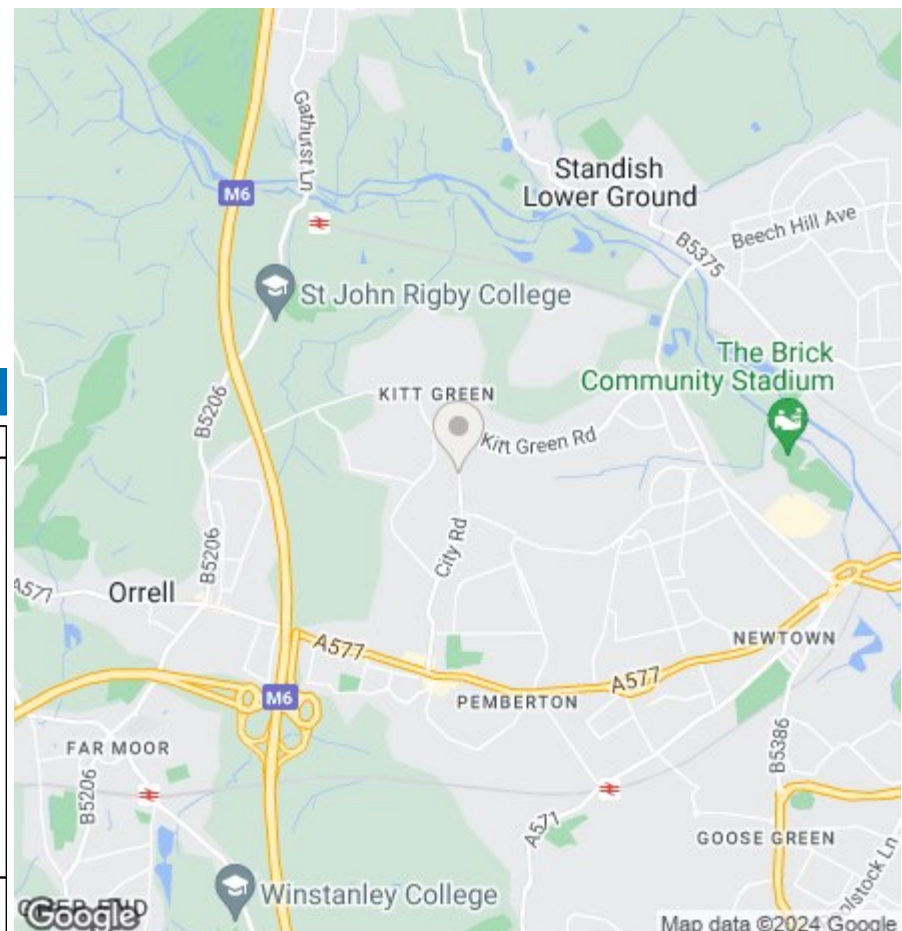


TOTAL FLOOR AREA : 779 sq.ft. (72.4 sq.m.) approx.

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.
Made with Metropix C2024.



We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	