



## Alderney Drive, Wigan

**Offers Over £234,995**

Ben Rose Estate Agents are delighted to present to the rental market this delightful, three bedroom fully modernised true bungalow. The property is placed within a highly desirable location and is situated only a short drive to Wigan Town Centre great local amenities and the M6 and M58 motorways on the door step. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of an entrance porch with a new composite door that leading into a spacious and bright open plan lounge with a feature brick fireplace. The bungalow has three great size bedrooms with all bedrooms benefiting from fitted wardrobes and laminate flooring, bedroom three is to the front of the property with the other two bedroom being at the rear over looking the garden. Leading through to an open plan kitchen that is fitted with some integral appliances, modern white gloss wall and base units and complimentary worktops. From the kitchen you enter into the beautiful extension that can be used as a second lounge, dining room or sunroom you will find two arched windows a large bay window and French doors leading out to the garden. The bungalows bathroom has been fitted with a corner showers cubical with a white gloss unit that houses the sink and toilet the bathroom also benefits from underfloor heating

Externally, to the front of the property you will find a good sized flagged driveway leading to the internal single garage, laid to lawn garden edged with a small walled garden. Moving to the rear of the property there is a generously sized private garden with a well maintained lawn, large flagged patio area and mature shrubs.

The bungalow has just had a new roof and has been maintained to a high standard throughout.

The room dimensions of the property can be found on our floorplan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice



















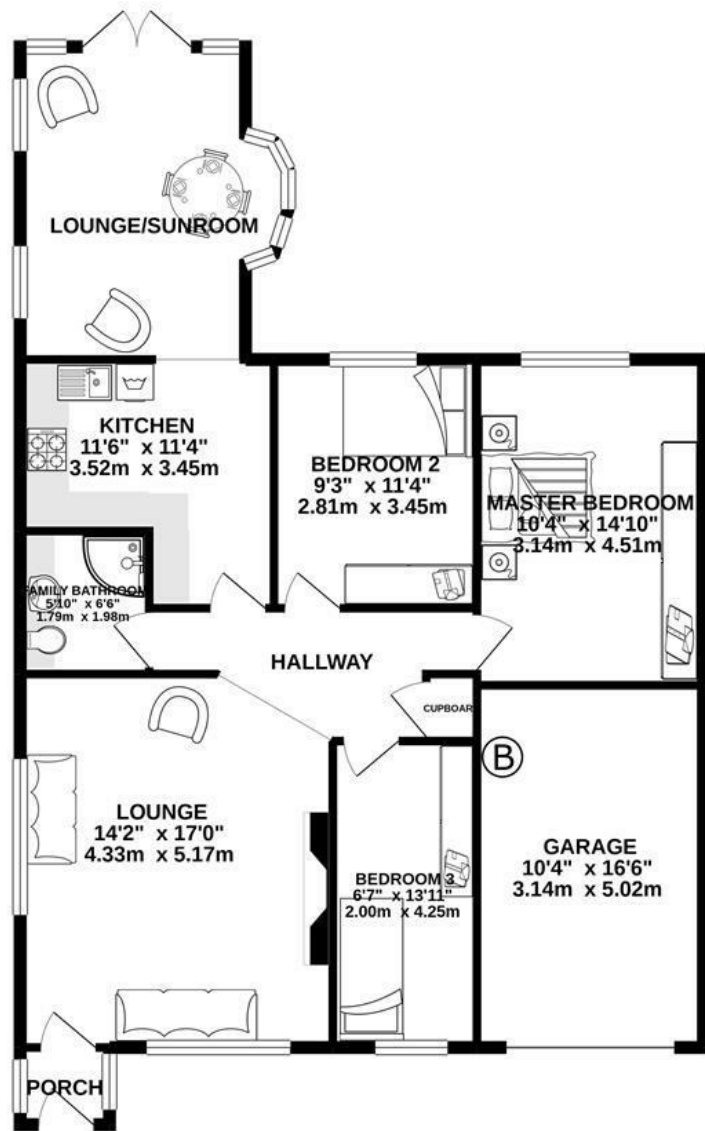








GROUND FLOOR  
1132 sq.ft. (105.2 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.2 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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