



65 Lily Lane, Bamfurlong  
£245,000

**Miller Metcalfe**  
*Every step of the way*

# 65 Lily Lane

Bamfurlong, Wigan

A beautifully presented 4 bedroom end of terrace property offering generous living space and stylish interiors throughout.

The property opens with an inviting entrance hallway, leading to a bright and spacious sitting room perfect for relaxing or entertaining. The contemporary kitchen diner provides an ideal setting for family meals, featuring modern fittings and French doors that open out to the rear garden, creating a seamless indoor outdoor flow. There is also a cosy snug, offering additional versatile living space.

To the first floor are four well proportioned bedrooms, including a master bedroom with en suite shower room, and a modern family bathroom.

Externally, the home benefits from front and rear gardens, providing outdoor areas for both relaxation and play.

Situated in a popular residential area, Lily Lane is immaculately presented throughout, making it an excellent choice for first-time buyers and growing families alike.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

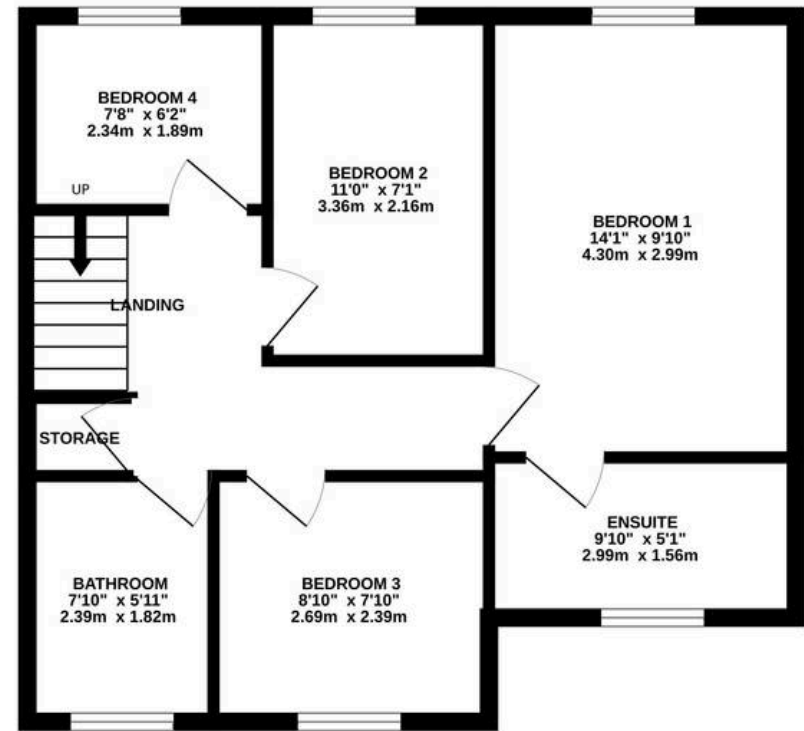
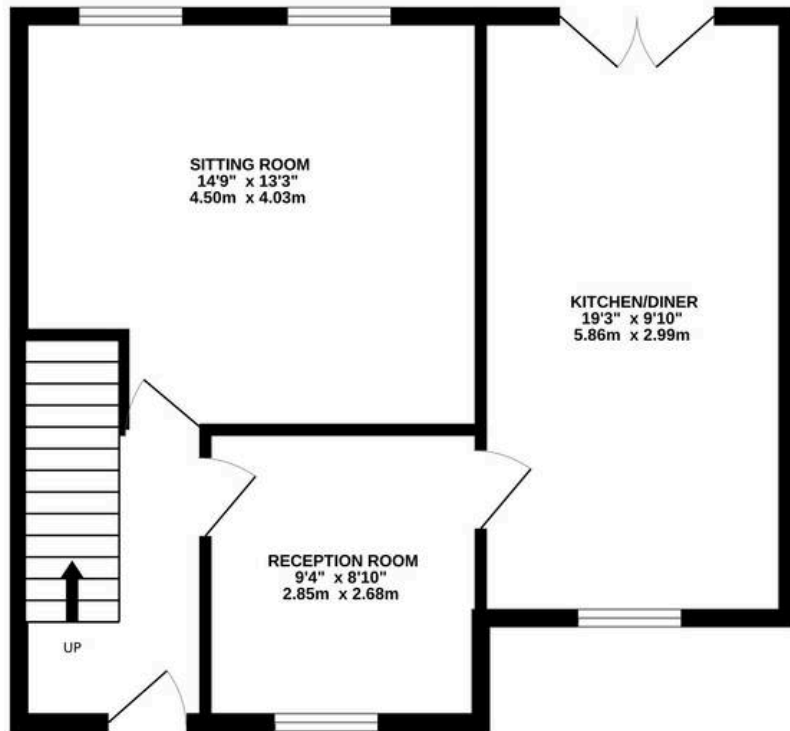
EPC Environmental Impact Rating: D











TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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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