



Throstlenest Avenue, Wigan



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OIRO £140,000

- THREE-BEDROOM TERRACED HOUSE
- RENOVATION AND MODERNISATION OPPORTUNITY
- SOUGHT-AFTER AREA
- CLOSE TO LOCAL AMENITIES
- EPC RATING C
- COUNCIL TAX BAND A
- LEASEHOLD
- NO CHAIN



This three-bedroom terraced property is ****for sale**** in Wigan and requires renovation, offering an opportunity for buyers wishing to modernise to their own specification. The accommodation currently includes two reception rooms, a kitchen and a bathroom, together with a garden providing useful outdoor space.

Located in a sought-after residential area of Wigan, the property is well placed for local amenities including supermarkets, independent shops and everyday services found in and around Wigan town centre. There are several nearby schools at both primary and secondary level, making the location practical for households requiring access to education.



Public transport links are readily available. Wigan Wallgate and Wigan North Western railway stations provide services towards Manchester, Liverpool and other regional centres, with journey times to Manchester typically around 35-45 minutes and to Liverpool around 35-40 minutes, subject to service and time of day. Local bus routes operate across Wigan and surrounding districts, offering connections to nearby neighbourhoods and shopping areas.

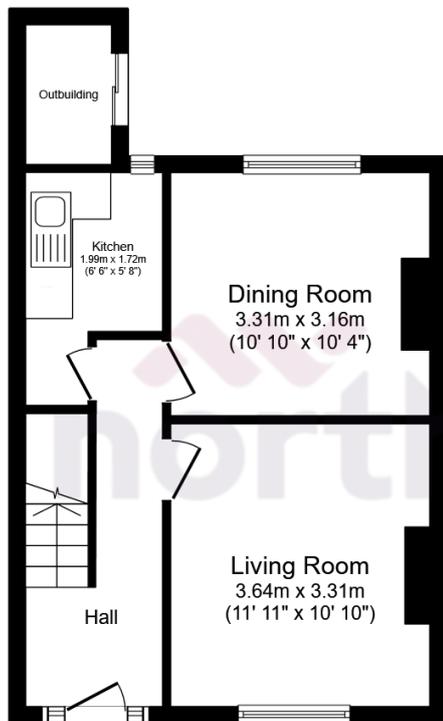
Recreational space can be found at nearby parks and green areas in and around Wigan, which offer walking routes, play areas and sports facilities. The town also provides a range of cafes, pubs and restaurants, along with leisure and fitness facilities.

With its three bedrooms and garden, this terraced house may appeal to first-time buyers or investors seeking a project in a convenient Wigan location with access to public transport, schools and local amenities. The property has an EPC rating of C and falls within Council Tax Band A.



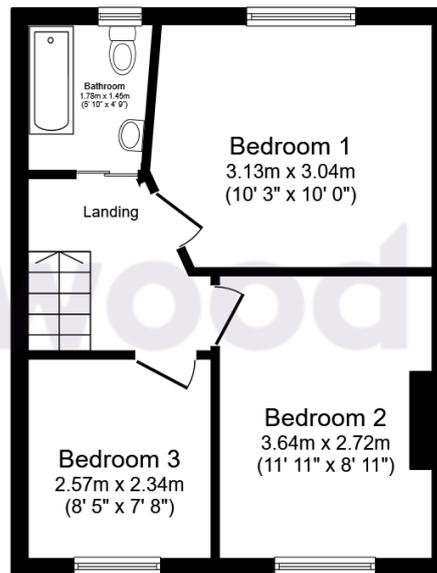






Ground Floor

Floor area 37.5 sq.m. (404 sq.ft.)



First Floor

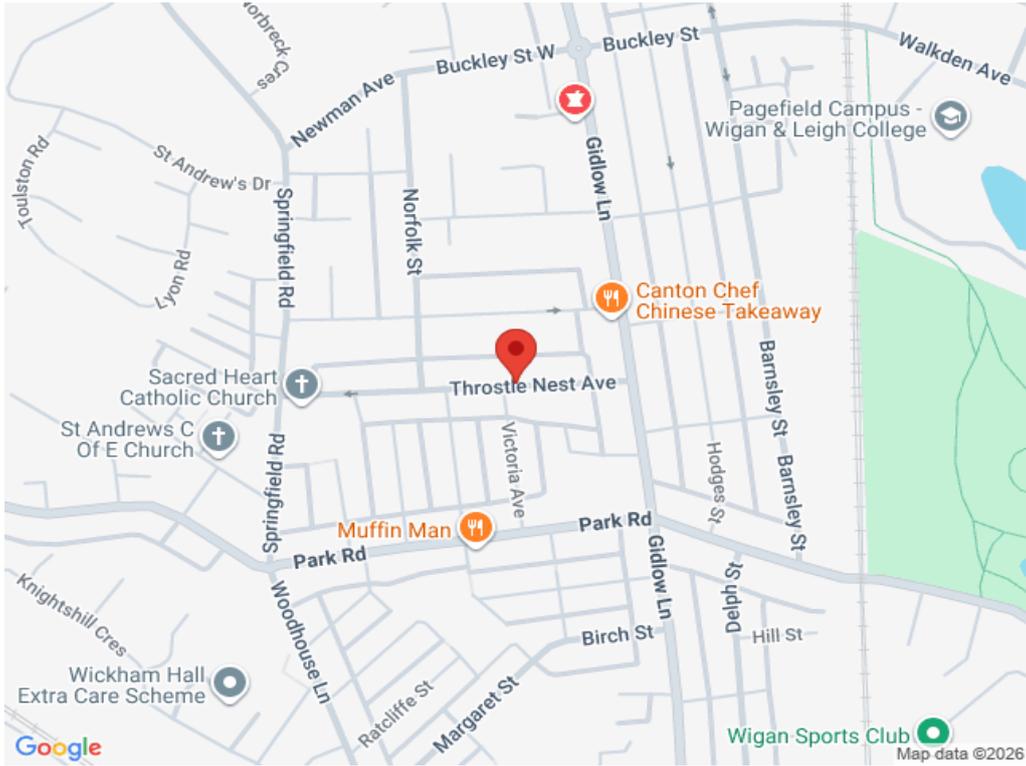
Floor area 35.4 sq.m. (381 sq.ft.)

Total floor area: 73.0 sq.m. (786 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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