



**£235,000**

111 Dicconson Street, Wigan, WN1 2AX

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Nestled in the heart of Wigan, on the charming Dicconson Street, this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a prime location, offering easy access to local amenities, schools, and transport links, making it ideal for families and professionals alike.

As you step inside, you will be greeted by a warm and welcoming atmosphere. The interior is thoughtfully designed, providing ample space for both relaxation and entertaining. The living areas are bright and airy, filled with natural light that enhances the overall appeal of the home. The kitchen is well-equipped, perfect for those who enjoy cooking and hosting gatherings.

The bedrooms are generously sized, offering a peaceful retreat at the end of the day. Each room is designed with comfort in mind, ensuring a restful night's sleep. The property also features a well-maintained garden.

With its blend of modern conveniences and traditional charm, this house on Dicconson Street is a wonderful place to call home. Whether you are looking to settle down or invest in a property with great potential, this residence is sure to meet your needs. Do not miss the chance to view this lovely home and experience all that it has to offer.

## Hallway

## Lounge

15'10" x 14'3" (4.84 x 4.35)

## Dining Room

16'2" x 15'4" (4.95 x 4.68)

## Kitchen

16'2" x 8'10" (4.95 x 2.71)

## Storage

## First Floor

### Bedroom 1

16'2" x 12'0" (4.93 x 3.68)

### Bedroom 2

13'3" x 10'5" (4.05 x 3.18)

### Bedroom 3

17'2" x 8'11" (5.24 x 2.74)

### Bedroom 4

10'0" x 7'11" (3.07 x 2.42)

## Bathroom

## Garden

## Aerial

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

