



 **3**
Bedrooms

 **1**
Bathroom



This three-bedroom terraced house in Wigan offers a spacious layout with two reception rooms, a well-equipped kitchen, and a conservatory leading to a garden. The property features full double glazing and a fireplace, providing comfort and efficiency.

Located in Wigan, this terraced house presents a practical living space with three bedrooms, one bathroom, and two reception rooms. The property is equipped with full double glazing, ensuring energy efficiency and noise reduction. A fireplace adds a cozy touch to the main reception area, which opens into a conservatory, providing additional living space and access to the garden.

The kitchen is fitted with essential appliances, including a gas hob and oven, and offers ample storage with its wooden cabinetry. The layout is designed for functionality, with a window overlooking the front garden, allowing natural light to fill the space.

The conservatory at the rear of the house provides a bright and airy extension to the living area, ideal for dining or relaxation, and leads directly to the garden. This outdoor space offers potential for gardening or leisure activities.

Upstairs, the property includes three bedrooms, each with sufficient space for furnishings. The main bedroom features built-in wardrobes, providing ample storage. The bathroom is fitted with a corner bath and modern fixtures.

Wigan offers a range of amenities, including shopping centers, schools, and parks, making it a convenient location for families and professionals alike. The property is well-connected by public transport, with easy access to major roads and motorways.

The Energy Performance Certificate (EPC) details indicate efficient energy usage, contributing to reduced utility costs. Wigan's amenities, including local shops, dining options, and recreational facilities, are easily accessible, enhancing the appeal of this property.

INTERIOR

Entrance hall – UPVC double glazed front door and laminate flooring.

Lounge (11'4" x 13'8") – Laminate flooring and gas fire and surround

Kitchen (9'7" x 7'8") – UPVC double glazed window. Built-in units and worktops, gas hob and electric oven, extractor hood. One and a half sink unit. Plumbing for washing machine.

Conservatory (12'8" x 9'7") – UPVC double glazed units and laminate flooring. Ceiling fan and lights.

Landing – Loft access and storage cupboard.


Bedroom One (12'4" x 9'7") – UPVC double glazed window, radiator, fitted wardrobes and laminate flooring.

Bedroom Two (9'6" x 6'9") – UPVC double glazed window and a radiator. Laminate flooring.

Bedroom Three (8'7" x 6'7") – UPVC double glazed window and a radiator. Laminate flooring.

Bathroom - Bath and shower, W/C and handwash basin and tiled walls.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Address: Wigan, WN3

