



## Templeton Road, Wigan, WN2 5PB

**£89,950**

Located in the heart of Platt Bridge, Wigan, this charming terraced house on Templeton Road presents an excellent opportunity for both investment and resale. Spanning an impressive 1,076 square feet, the property boasts two spacious reception rooms, kitchen, downstairs WC, utility room, three bedrooms, bathroom and loft room.

The prime location of this property enhances its appeal, offering easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere. Whether you are looking to invest in a promising property or find a new home, this house on Templeton Road is a remarkable find that should not be overlooked.

This property is a great financial investment. Its potential for resale is promising, and for those considering rental options, the property is likely to yield a high rental return, making it a sound choice for investors.

Call the office on 01254 691352 to arrange a viewing.

Front Reception Room 14'2" x 11'10" (4.34m x 3.61m)



Second Reception Room 14'7" x 11'5" (4.45m x 3.49m)



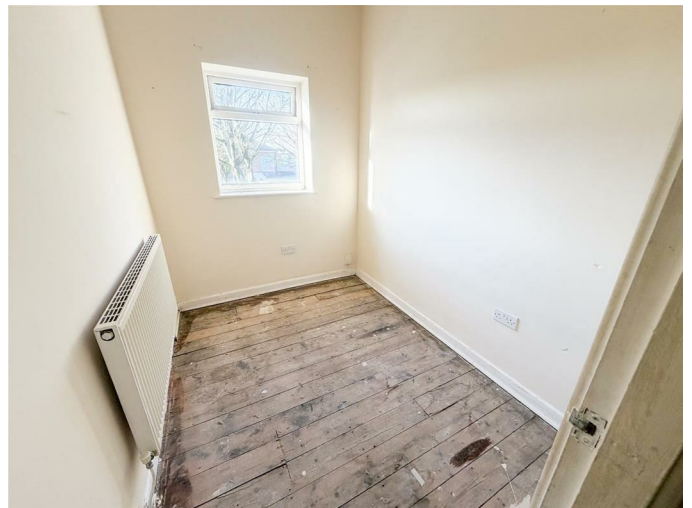
Bedroom One 7'9" 12'0" (2.38m 3.67m )



Kitchen 12'8" x 8'6" (3.88m x 2.61m)



Bedroom Two 6'5" x 8'6" (1.97m x 2.61m)



Bathroom 5'3" x 8'0" (1.61m x 2.45m )



Bedroom Three 8'11" x 11'1" (2.73m x 3.38m)

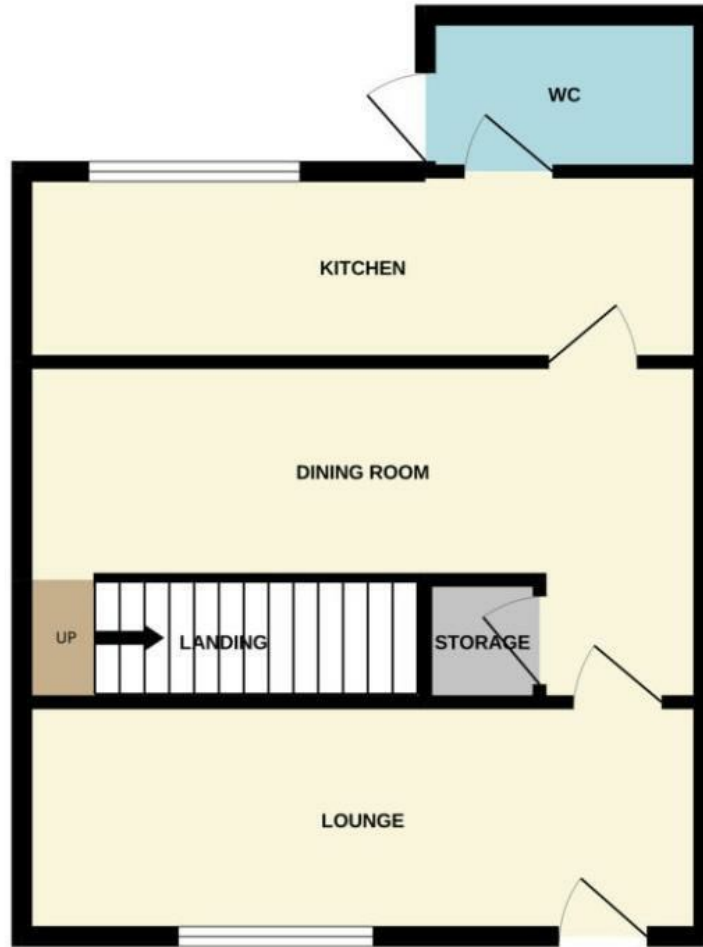


Loft Room 14'2" x 11'1" (4.34m x 3.39m)

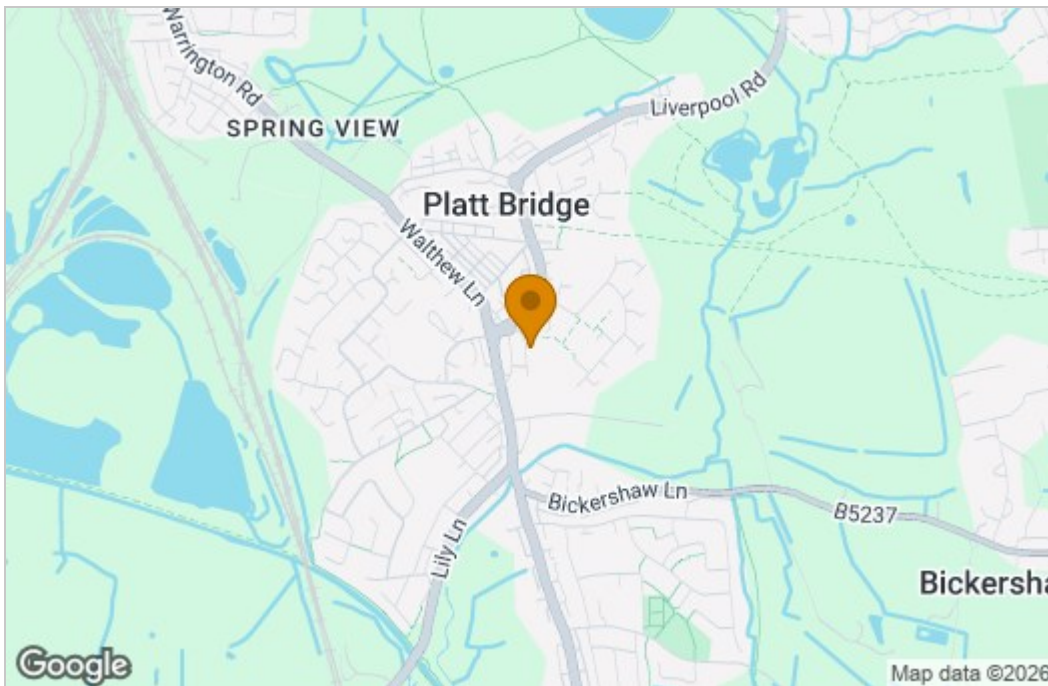


Garden

## Floor Plan



## Area Map



## Energy Efficiency Graph

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

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