



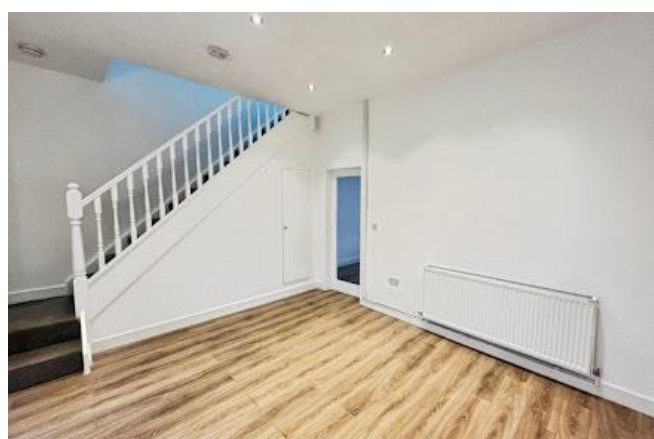
Billinge Road, Pemberton,  
Wigan



### £850 PCM

- End Terrace
- Two Bedrooms
- Two Reception Rooms
- Modern
- Allocated Parking
- Holding Deposit £196
- Deposit £980
- EPC rating D





This two-bedroom end of terrace property is available to let in Wigan and is presented in good condition. Offering practical accommodation, it comprises two reception rooms, a fitted kitchen and a bathroom, providing a functional layout for day-to-day living.

Located in the WN5 area of Wigan, the property is within reach of local amenities including convenience stores, takeaways and everyday services along nearby routes into Pemberton and Wigan town centre. Wider retail, leisure and dining options can be found in and around Wigan town centre, including The Galleries and the Grand Arcade.

For outdoor space, residents have access to several green areas in the wider locality, with parks and playing fields accessible by a short drive or cycle. The area also benefits from a range of primary and secondary schools in the Wigan borough, making it suitable for those needing access to local education facilities.



Transport links are a key feature of this location. Pemberton railway station is the closest rail connection, offering services towards Wigan and Manchester, with journey times to Wigan Wallgate typically around 5 minutes and to Manchester stations in approximately 40–50 minutes, depending on service. Road links are also convenient, with access to the A577 and routes towards the M6, providing connectivity to regional centres including Liverpool, Manchester and Preston.

The property holds an EPC rating of D and falls within Council Tax Band A, which may appeal to tenants seeking to manage ongoing running costs.

or information on broadband or mobile coverage in the area, please visit [checker.ofcom.org.uk](https://checker.ofcom.org.uk). Should you require EV charging, we advise that you get clarification as to whether the property can support an EV charger. To know if there is a risk of flood at this property, please visit [gov.uk/check-long-term-flood-risk](https://gov.uk/check-long-term-flood-risk).

We have taken every care to ensure that the particulars listed are accurate; however, this cannot be guaranteed. Therefore, we advise that prior to a viewing, any potential tenants or buyers carry out research on the property and let us know if you have any queries we can help with.







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