



**MISTORIA**  
ESTATE AGENTS



# 1 Kendal Street Wigan

£139,999

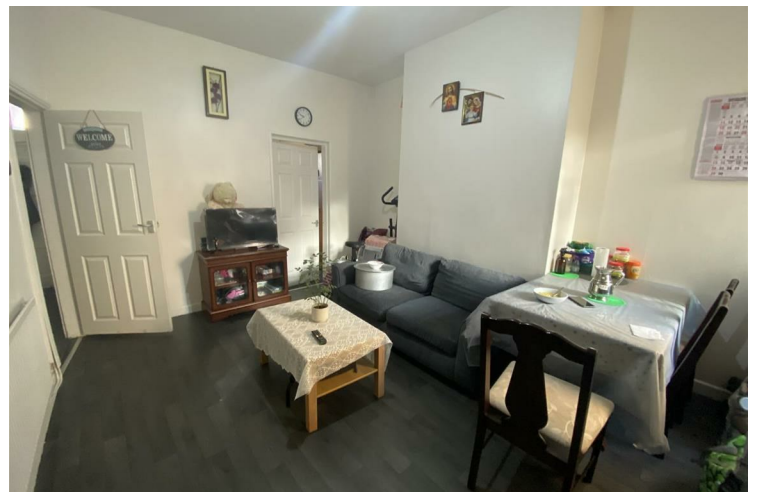
Freehold

WOW FIRST TIME BUYERS

MISTORIA ESTATE AGENTS  
VACANT POSSESSION

Welcome to Kendal Street, Wigan - a charming property that offers great potential for the savvy investor or perfect for first time buyers . This delightful house has been set up as a three bed house share with the lounge having been converted into a third bedroom with a spacious reception room, and a large bathroom, providing ample space for comfortable living.

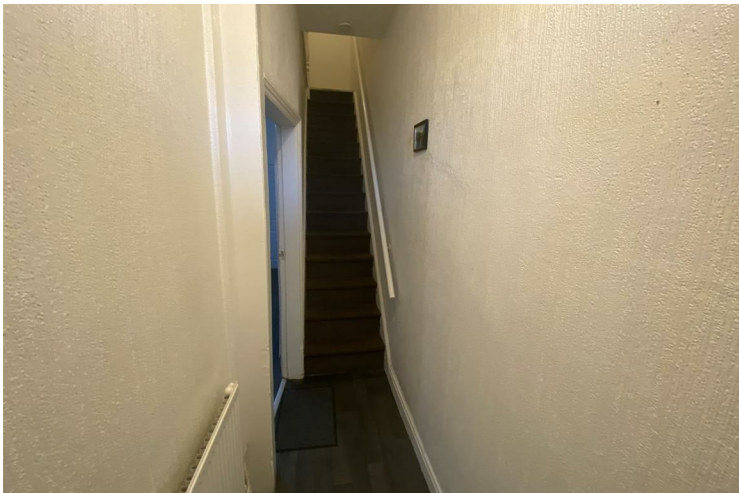
Ideal for those with a keen eye for investment. Can Reach £1100pcm



• FIRST TIME BUYERS • INVESTMENT • TWO RECEPTIONS • LANDLORDS • FREEHOLD • SEE THE VIDEO



- THREE BED HOUSHARE MODEL





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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