



# 166 Gathurst Road

Orrell, Wigan, WN5 8QD

**Offers Over £145,000**



We are delighted to offer For Sale this 2 bedroom mid terraced house which is positioned in this well sought after location and offers close proximity to outstanding local schools, amenities and transport links including the M6 and M58 as well as being a short drive from Orrell and Gathurst train stations for those utilising commuter links. The property comprises of porch which leads to small hallway, lounge, fully fitted kitchen/diner including oven hob extractor and there is a door providing access to the rear garden. To the first floor there are 2 bedrooms and a family bathroom with shower over bath. To the front of the property there is a low maintenance garden with well stocked borders and perimeter wall and to the rear of the property there is an enclosed garden with patterned concrete, lawn and perimeter fencing. The property is warmed by Gas Central Heating and also benefits from double glazing and a neutral décor throughout. The property is perfect for 1st time buyer or investor and early viewings are recommended to appreciate in full. Can be sold with Tenant in Situ or with Vacant Possession.

DISCLAIMER: Please note, images were taken in 2017 before current tenancy commenced.



GROUND FLOOR

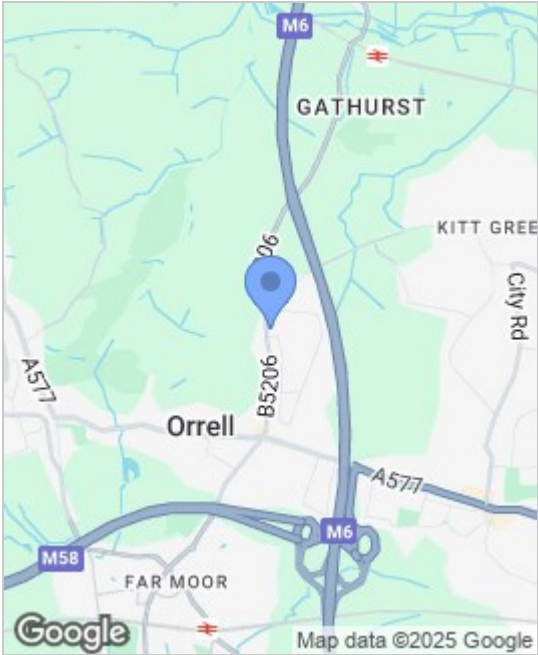
- Porch
- Entrance / Hallway
- Lounge
- Dining / Kitchen

FIRST FLOOR

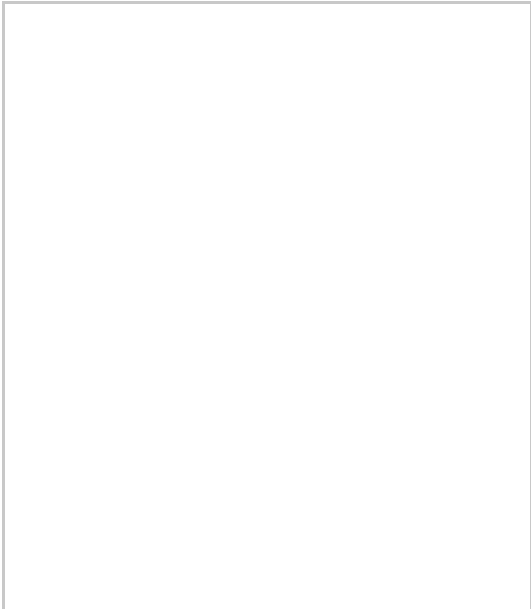
- Landing
- Master Bedroom
- Bedroom 2
- Bathroom

EXTERNAL

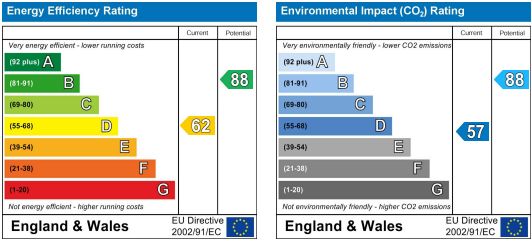
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as a representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in relation to the property.

