



15 Victoria Road, Wigan, WN4 0TA

£220,000



**STAPLETON  
DERBY**

Perfectly located on Victoria Road in the charming area of Garswood is this immaculately presented terraced house which offers a delightful blend of character and contemporary living. With three generously sized double bedrooms, this home is perfect for families or those seeking extra space. The well-appointed bathroom, complete with a modern white suite, is conveniently located off the main landing.

Upon entering, you are welcomed into a generous hallway, leading to two inviting reception rooms, where the dining room features a cosy log burner, creating a warm and inviting atmosphere for gatherings. The modern fitted kitchen is both stylish and functional, making meal preparation a pleasure. Most of the home has been updated in recent years, costly works including windows, doors, boiler, kitchen and bathroom are all modern and so a buyer can relax knowing the expensive jobs have been well done.

The property boasts a well-sized rear garden, ideal for outdoor entertaining or simply enjoying the fresh air. Additionally, a charming courtyard garden at the front adds to the appeal of this lovely home. With a council tax band A, this property is economical to run, making it an attractive option for budget-conscious buyers.

Situated close to local schools, amenities, and transport links, this home offers convenience and accessibility. Furthermore, the surrounding area provides lovely walks, perfect for those who enjoy the outdoors. This terraced house is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a modern home.









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FREE PRESS

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ACE TRAIN

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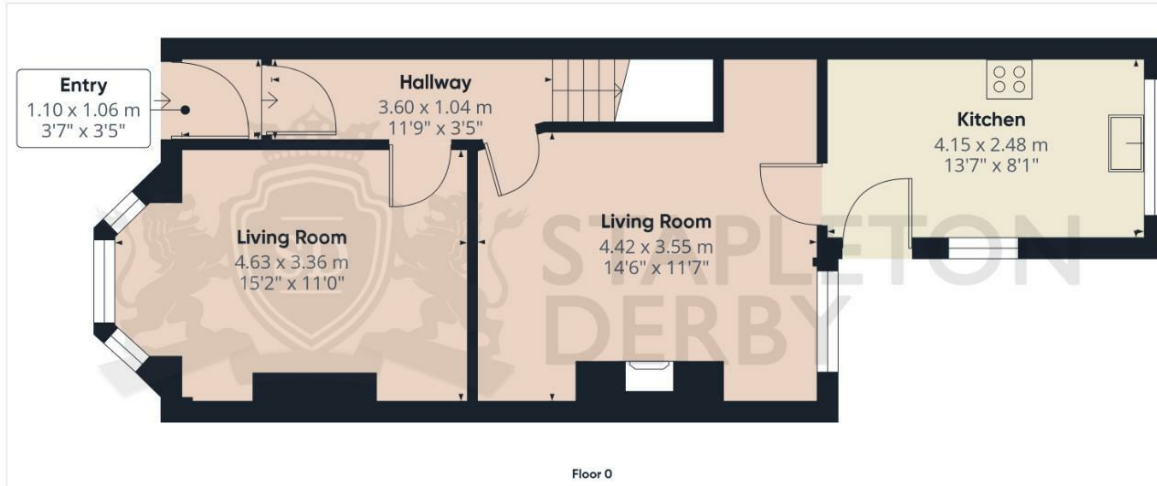
# Stapleton Derby

1 The Old Smithy, Church Road, Rainford, St Helens, WA11 8HD

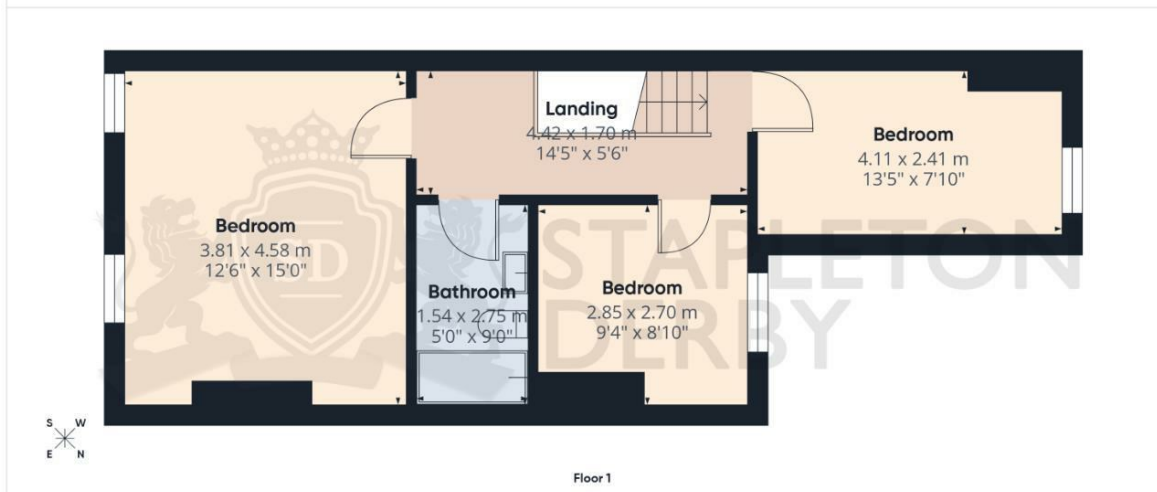
Tel: 0151 430 0717 01744 889 999

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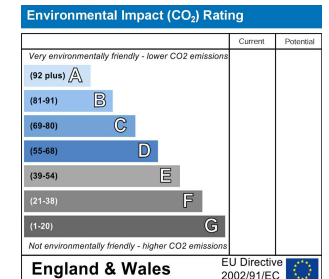
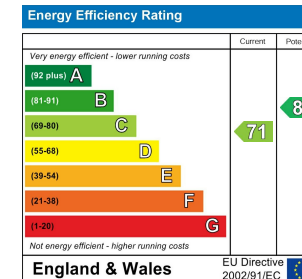
Approximate total area<sup>8</sup>  
90.6 m<sup>2</sup>  
975 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## IMPORTANT NOTICE TO PURCHASERS

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