



Margaret Street, Wigan

£795

***** OPEN HOUSE FRIDAY 11TH MARCH 4:30PM TO 5:30PM *****

Ben Rose Estate Agents are pleased to present to the rental market, this two bedroom mid-terrace house is situated within the heart of Wigan and walking distance into the town centre, being an ideal home for a family as offers great living space, The property is situated close to superb local schools, shops and amenities, with brilliant travel links via the nearby train station and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a entrance hall, through to the spacious open-plan lounge and dining room with the lounge benefiting from a feature electric fireplace. Through to a good size extended kitchen that is fitted with white wall and base units, complimentary work tops and white goods and dome glass ceiling, there is also the access to the rear yard/garden from the kitchen. .

Moving upstairs, you will find two good sized bedrooms with the both bedroom benefitting from fitted wardrobes. The family bathroom is fitted with a white suite and corner shower.

Externally, to the front of the property you will find plenty of room for on road parking, whilst to the rear is a generously sized yard that gives access to the communal ginnel through the wooden gate.

The room dimensions of all our properties can be found on the floor plan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.



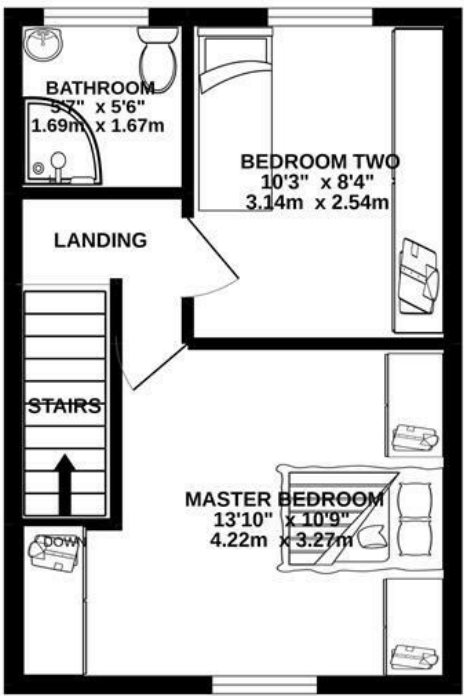








BEN ROSE



TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

