



## Ormskirk Road, Wigan

**£895 Per Month**

Ben Rose Estate Agents are pleased to present to the rental market this beautifully presented two-bedroom home, located in a popular residential area of Pemberton, Wigan. The property is ideally situated within walking distance of a range of local amenities, with excellent schools, leisure facilities, and supermarkets all close by. Fantastic travel links are also easily accessible via local bus routes, Pemberton train station, and convenient access to the M6 and M58 motorways.

Stepping into the property through the welcoming entrance porch, you will find yourself in the spacious lounge, which features a charming central log burner, integrated storage, and a large window overlooking the front aspect. From here, you will enter the bright and spacious kitchen/diner. The contemporary fitted kitchen offers ample storage, an oven, hob, and integrated fridge, while the dining area provides ample room for a family dining table and features a statement exposed brick wall. Just off the kitchen is a convenient utility room, offering additional storage and space for freestanding appliances, with a single door leading out to the rear garden.

Moving upstairs, you will find two well-proportioned double bedrooms, with bedroom two benefiting from integrated storage. A modern three-piece family bathroom with an over-the-bath shower completes this level.

Externally, to the rear is a generously sized, low-maintenance garden featuring a combination of flagged and loose-stone patio areas, providing a versatile outdoor space for relaxing or entertaining. Large double gates provide vehicular access from the rear lane into the garden, where the loose-stone area offers potential for additional off-road parking.

Early viewing is highly recommended to avoid potential disappointment.













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) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

Environmental Impact (CO<sub>2</sub>) Rating

|                                                     | Current                    | Potential                                                                             |
|-----------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO2 emissions |                            |                                                                                       |
| (92 plus) <b>A</b>                                  |                            |                                                                                       |
| (81-91) <b>B</b>                                    |                            |                                                                                       |
| (69-80) <b>C</b>                                    |                            |                                                                                       |
| (55-68) <b>D</b>                                    |                            |                                                                                       |
| (39-54) <b>E</b>                                    |                            |                                                                                       |
| (21-38) <b>F</b>                                    |                            |                                                                                       |
| (1-20) <b>G</b>                                     |                            |                                                                                       |
| Not environmentally friendly - higher CO2 emissions |                            |                                                                                       |
| <b>England &amp; Wales</b>                          | EU Directive<br>2002/91/EC |  |

