BEN ROSE



Margaret Street, Wigan

£795 Per Month

Ben Rose Estate Agents are pleased to present to the rental market this well-presented two-bedroom terraced property in Wigan, Lancashire. Recently redecorated throughout and benefiting from new carpets, this inviting home offers comfortable accommodation with a practical layout, making it an excellent choice for tenants seeking a property that is ready to move into. Ideally positioned with a pleasant outlook towards a nearby park, the property is well placed for a range of local amenities, including shops, supermarkets, schools and everyday essentials. Wigan town centre provides a wider selection of shopping, dining and leisure facilities, while Wigan North Western and Wigan Wallgate railway stations offer convenient connections to Manchester, Liverpool and beyond. Regular bus services operate throughout the surrounding area, and road links provide access to the M6 and M61 motorways, making this a convenient base for commuters.

Upon entering the property, you are welcomed by a reception hall, with the staircase leading to the first floor and a door immediately to the right opening into the spacious front lounge. This comfortable living area features a front-facing window that allows natural light to flow in, alongside a traditional electric fire that creates an attractive focal point. A large archway leads through to the dining room at the rear, creating a natural connection between the two spaces and offering a versatile area for relaxing, dining and entertaining. The dining room benefits from a rear-facing window and useful understairs storage, while a further wide archway opens into the modern fitted kitchen. Complete with a range of integrated appliances, tiled flooring and a rear-facing window, the kitchen offers a practical and well-appointed space for everyday cooking. An external door provides direct access to the rear yard, adding further convenience.

Moving upstairs, the first floor accommodates two well-proportioned bedrooms and a three-piece family bathroom. The master bedroom is positioned at the front of the property and benefits from integrated wardrobes, providing valuable built-in storage, as well as a front-facing window overlooking the park opposite, with its mature trees offering a pleasant outlook. Bedroom two is situated to the rear and also features integrated wardrobes, making it a practical and versatile space for guests, a home office or additional sleeping accommodation. Completing the floor is the family bathroom, which features tiled flooring and a corner shower enclosure, providing a functional space for everyday use.

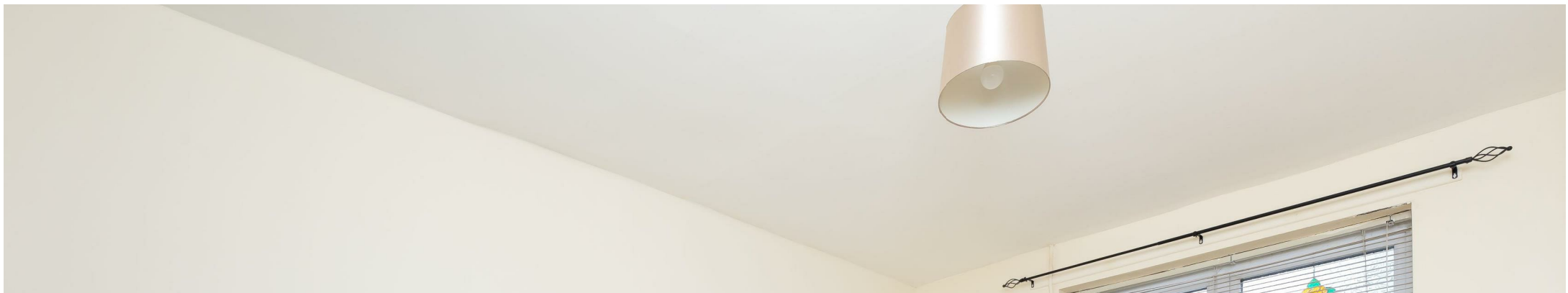
Externally, the property features a walled, gravelled front garden, with gated access leading along a pathway to the entrance door. To the rear is an enclosed, walled yard with flagged flooring, offering a low-maintenance outdoor space for enjoying some fresh air or relaxing during warmer weather. A rear gate provides access to the service road, adding further practicality. Recently redecorated throughout and complete with new carpets, this attractive two-bedroom home offers comfortable, well-presented accommodation in a convenient Wigan location, making it an appealing rental opportunity for individuals, couples or small households seeking a welcoming home with useful local amenities and transport links close at hand.

























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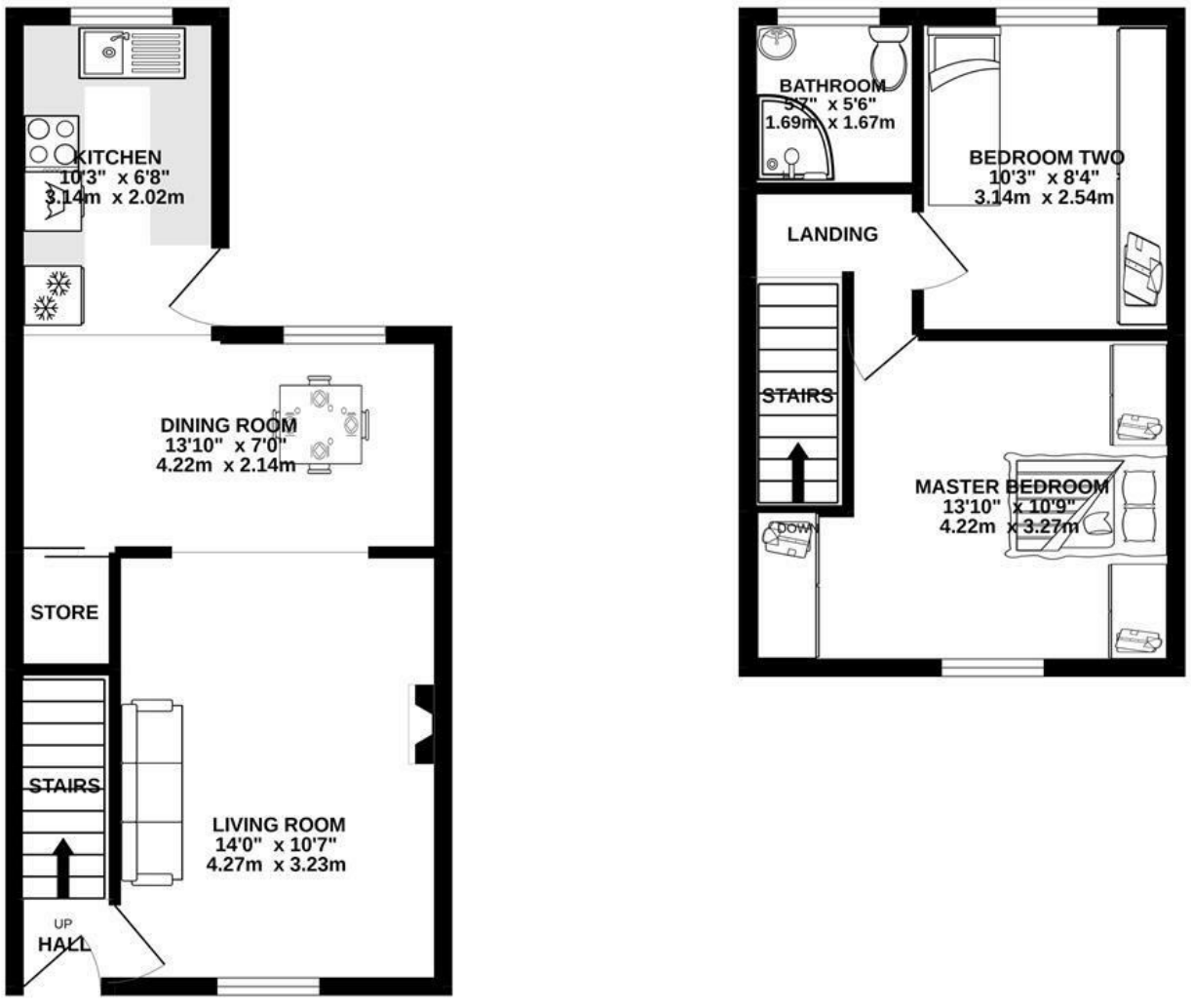



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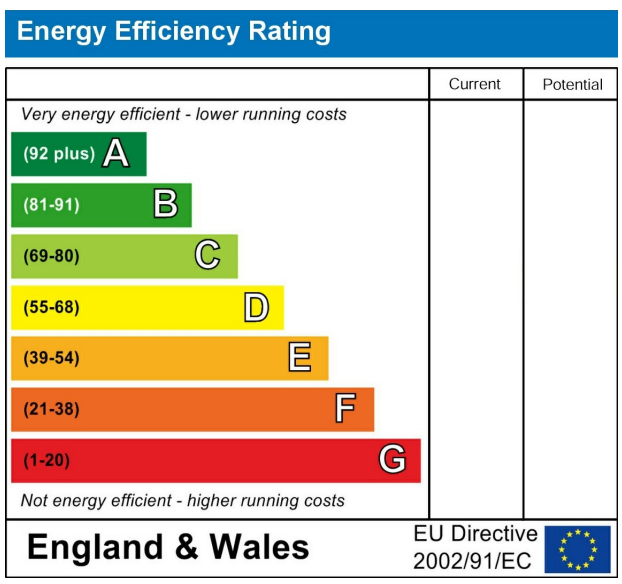
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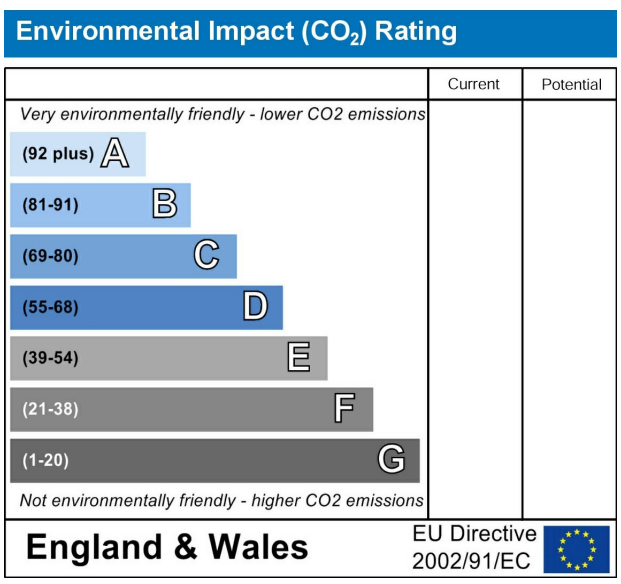


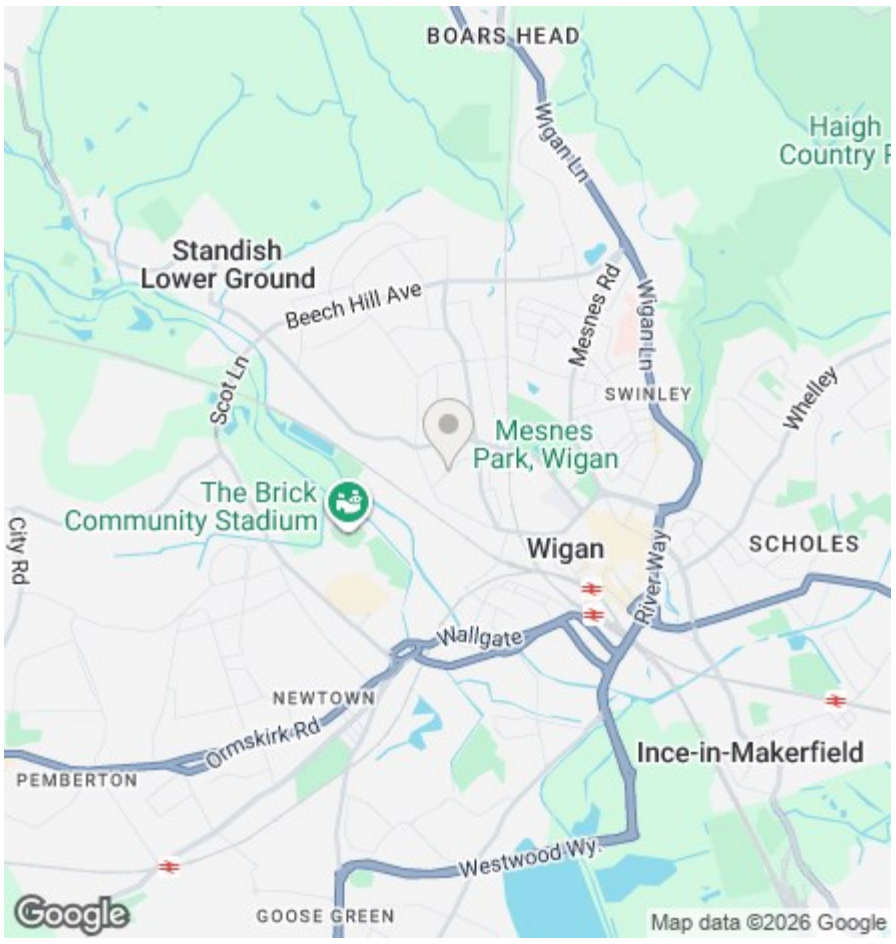
TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.

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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