



Baucher Road, Wigan

Offers Over £119,995

Ben Rose Estate Agents are pleased to present to the market this well-proportioned two-bedroom mid-terrace property, situated in a popular residential area of Wigan. Perfect for first-time buyers, the home is offered with no onward chain, providing an excellent opportunity for those looking to get onto the property ladder. The property is ideally located 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 entrance porch, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. On the right, you will enter the spacious open-plan lounge/diner, which spans the full length of the property and provides ample space for both a comfortable sitting area and family dining space. Sliding patio doors lead through to the bright and airy conservatory, which provides versatile additional living space, with a single patio door leading out to the rear. Completing the ground floor is the modern kitchen, which offers ample storage and worktop space, along with an integrated oven and hob and a single door providing access to the rear garden.

Moving upstairs, you will find two well-proportioned double bedrooms, both benefiting from integrated storage. Completing this level is a newly installed, stylish three-piece family shower room.

Externally, to the front is a private driveway providing off-road parking for one vehicle. To the rear is a generously sized garden featuring a lawn, paved patio area, and convenient storage shed, offering a lovely space for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.





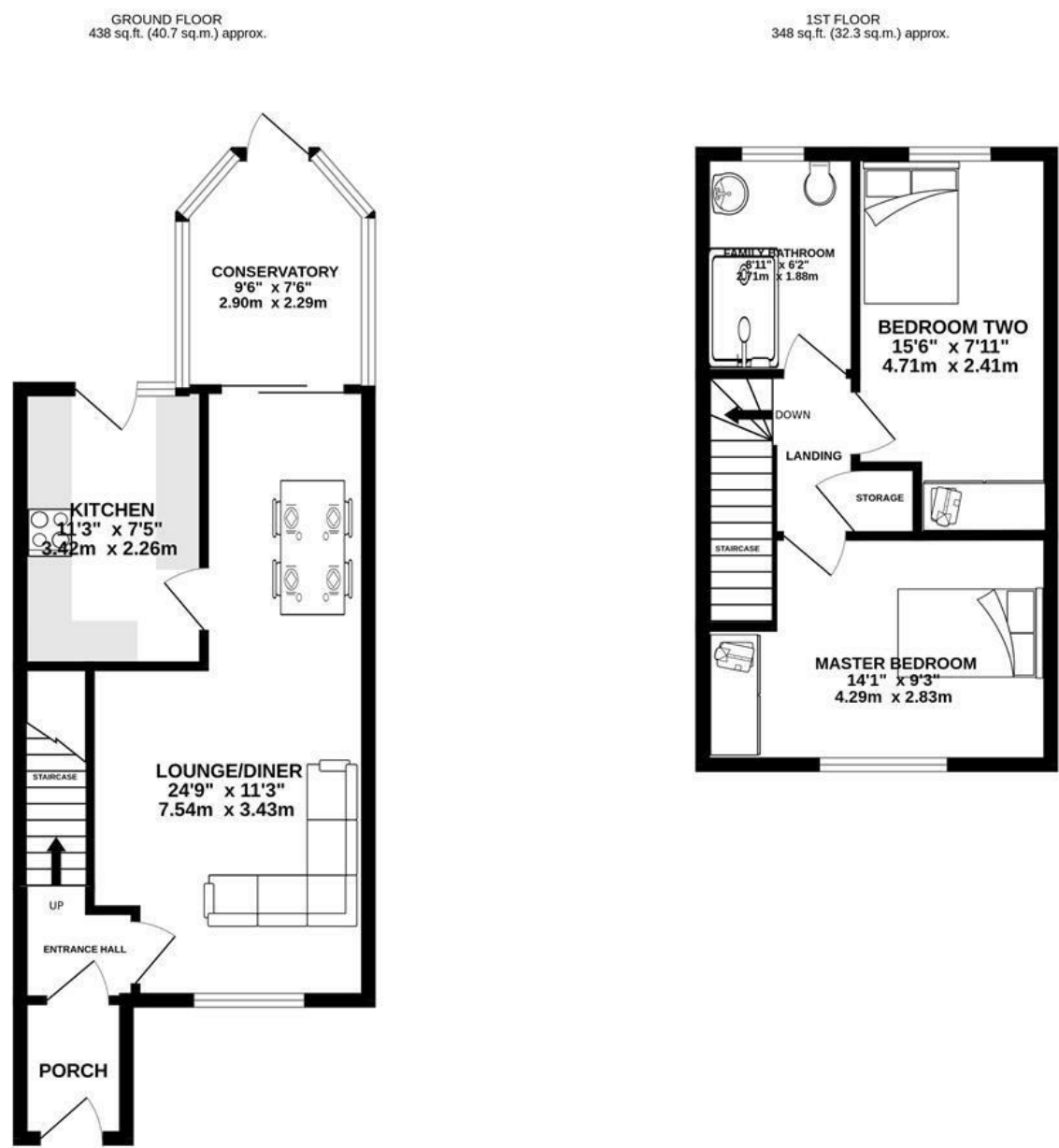








BEN ROSE



TOTAL FLOOR AREA : 786 sq.ft. (73.0 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		
	77	81
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	

