



**Mort Street, Wigan**

**£850**

**\*\*\*NO MORE VIEWINGS\*\*\***

Ben Rose Estate Agents are pleased to present to the rental market this three-bedroom terrace property situated in Wigan town centre. This delightful home offers a perfect blend of comfort and convenience, making it an ideal choice for families looking to enjoy the benefits of a central location. Residents will appreciate the proximity to excellent amenities, including supermarkets and restaurants, all within easy walking distance. Additionally, the property benefits from excellent transport links, with Wigan train station and the M6 motorway in close proximity.

As you step inside, the entrance hall welcomes you into this bright inviting home. The ground floor unfolds with a spacious front lounge, featuring a large set of shelves and a ample sized front window that bathes the room in natural light. Adjacent to the lounge, is the dining room that offers rear access to the yard via the double patio doors. The kitchen, to the rear of the house boasts an integrated hob/oven as well as a washing machine.

Moving to the first floor, you'll find three well sized bedrooms as well as the three-piece family bathroom complete with an over-the-bath shower, ensuring your daily routines are both convenient and efficient. One of the bedrooms at the front of the house benefits from a large modern wardrobe for storage solutions.

Stepping outside, you'll find parking available on the road in front of the home. A convenient rear yard offers a private outdoor space making it an excellent extension of your living area featuring a shed for outdoor storage.



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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

