

## Ormskirk Road, Pemberton, Wigan, WN5 9LG



**Sale : £135,000**

Deceptively spacious, this lovely, mid terraced property has good size rooms, including two reception rooms and three bedrooms. Offered for sale with NO CHAIN, the house also has off road parking to the rear and a small garden to the front and is located within easy walking distance of local shops, schools and bus routes. The M6 & M58 motorway networks are just a few minutes' drive away too. This fabulous property is an ideal first time buyers home and a good investment for the discerning rental investor with potential rental income of £8340 per annum. Early viewings are now being arranged. Contact us to book yours.

### **Entrance Vestibule**

Entrance door to the front.

### **Lounge**

Spindle staircase to first floor, gas fire with surround, UPVC double glazed window to the front and central heating radiator.

### **Dining/Sitting Room**

UPVC double glazed window to the rear and central heating radiator.

### **Kitchen**

A range of wall and base units, with electric hob and oven and over head extractor hood, space for washing machine and tumble dryer. UPVC double glazed window to the side.

### **Inner Hallway**

Built in storage, entrance door to the side.

### **Bathroom**

Low level WC, wash hand basin, panel bath with shower, UPVC double glazed window to the side and central heating radiator.

### **Landing**

Spindle balustrade and loft access.

### **Bedroom 1**

Built in wardrobes and storage, central heating radiator, UPVC double glazed window to the front.

### **Bedroom 2**

Fitted wardrobes, UPVC double glazed window and central heating radiator.

### **Bedroom 3**

Central heating radiator and UPVC double glazed window.

### **Exterior**

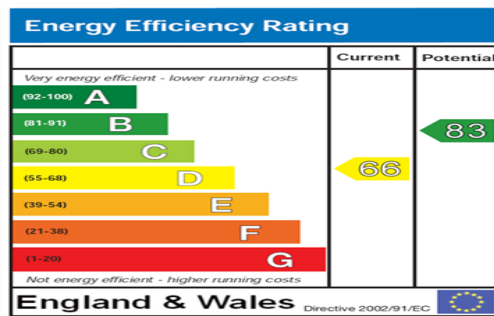
Garden area to the front and driveway and garden to the rear, with double gates.





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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.