

## Smethurst Lane, Pemberton, Wigan, WN5 8BG



**Sale : £165,000**

This fabulous, bright and spacious semi detached property, is offered for sale with no chain. Oozing potential, there is some upgrading to be done, but this lovely family home is spotlessly clean and tidy. There are three good size bedrooms and two reception rooms, recently fitted central heating boiler and well manicured gardens. The location is excellent too, within easy walking distance of Pemberton Village, local shops, schools and bus routes. Pemberton Train Station is also close by, as are the M6 & M58 motorway networks. This house will be popular and very early viewings are advised. Contact us today to book your early appointment.

### **Entrance Hallway**

Entrance door to the front and window to the side. Staircase to the first floor, under stairs storage and central heating radiator.

### **Lounge**

UPVC double glazed window and central heating radiator.

### **Dining Room**

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

### **Kitchen**

Wall and base units, breakfast bar, gas cooker point and space for washing machine. UPVC double glazed window to the rear and door to the side.

### **Bedroom 1**

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

### **Bedroom 2**

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

### **Bedroom 3**

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

### **Shower Room**

Walk in shower cubicle with shower, low level WC and wash hand basin. UPVC double glazed window to the rear and central heating radiator.

### **Exterior**

Garden to the front with lawn and flowerbed borders. A driveway leads to the side of the property and a garage base. Rear garden with lawn and shrub borders.







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