

## City Road, Pemberton, Wigan, WN5 0DR



**Sale : £95,000**

An ideal first time buy, this lovely mid terraced house, is nicely presented by the current owner. The property is a decent size, with two reception rooms and two good size bedrooms and there is a low maintenance garden area to the rear. The location is excellent too, with multiple schools, bus routes and Pemberton Village centre all literally on the doorstep. Wigan Town Centre, the M58 and M6 motorway networks are also just a short drive away. This fabulous house is a great buy and early viewings are advised to secure your purchase.

### **Entrance Vestibule**

Entrance door to the front.

### **Lounge**

Window to the front, fireplace housing gas fire and central heating radiator.

### **Dining Room**

French doors to the rear, central heating radiator, under stairs storage and staircase to the first floor.

### **Kitchen**

A range of wall and base units with integrated electric hob and oven with overhead stainless steel extractor hood. Space for fridge freezer and washing machine. Window to the rear.

### **Landing**

Access to all first floor rooms.

### **Bedroom 1**

Large double room with central heating radiator and window to the front.

### **Bedroom 2**

Central heating radiator and window to the rear.

### **Bathroom**

Low level WC, wash hand basin and panel bath with electric shower. Central heating radiator and window to the rear.

### **Exterior**

Rear garden with artificial lawn, paved patio and rear gate access.





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