

## Norley Road, Kitt Green, Wigan, WN5 9XH



**Sale : £145,000**

A great opportunity to purchase this lovely, mid terrace property, which is well presented throughout by the current owners. There are three bedrooms, two reception rooms and modern kitchen and bathroom. A driveway to the front provides off road parking and there is a low maintenance garden to the rear, with wind out canopy and garden shed. This fabulous house is located in a cul-de-sac position, within easy walking distance of local shops, schools and bus routes, with Pemberton Village also just a short driveaway. A great family home or first time buyers property. Very early viewings are advised. Contact us today to book your appointment.

### **Entrance Hallway**

Entrance door to the front, staircase to the first floor and central heating radiator.

### **Lounge**

Feature fireplace with tiled back and hearth. Central heating radiator and UPVC double glazed window to the front.

### **Dining Room**

Patio doors to the rear, central heating radiator and serving hatch to kitchen.

### **Kitchen**

A good range of wall and base units, with electric cooker point and stainless steel extractor hood. Space for fridge and freezer and washing machine. Under stairs storage, central heating radiator and window and door to the rear.

### **Landing**

Access to all first floor rooms.

### **Bedroom 1**

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

### **Bedroom 2**

Built in storage with central heating boiler. UPVC double glazed window to the rear and central heating radiator.

### **Bedroom 3**

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

### **Bathroom**

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

### **Exterior**

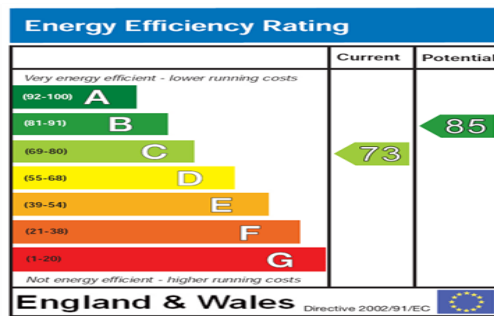
Garden and driveway to the front. Enclosed rear garden with wind out canopy, paved patio, gravel flowerbed and rear gate access.





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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.