

Chapel Street, Pemberton, Wigan, WN5 8JY



Sale : £170,000

Offered for sale with no chain, this well presented family home, has recently been redecorate throughout and has a modern kitchen and bathroom. There are three bedrooms and two reception rooms, plus outhouse storage/bar area. This lovely property has gardens to the front and rear and a driveway providing off road parking to the front. The location is excellent too, within easy walking distance of Pemberton Village with all amenities to hand, plus the M6 & M58 motorway networks are just a few minutes' drive away. This is a great family home or first time buy and very early viewings are advised. Contact us today to book.

Entrance Hallway

Entrance door to the front, UPVC double glazed window, staircase to the first floor, under stairs storage and central heating radiator.

Lounge

UPVC double glazed window to the front, central heating radiator and electric fire with surround.

Dining Room

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

Kitchen

A range of modern wall and base units, integrated gas hob and electric oven with stainless steel extractor hood. Space for washing machine and fridge freezer. UPVC double glazed window to the rear and door to the side.

Landing

Spindle balustrade, UPVC double glazed window to the side, built in storage and loft access.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Bathroom

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

Exterior

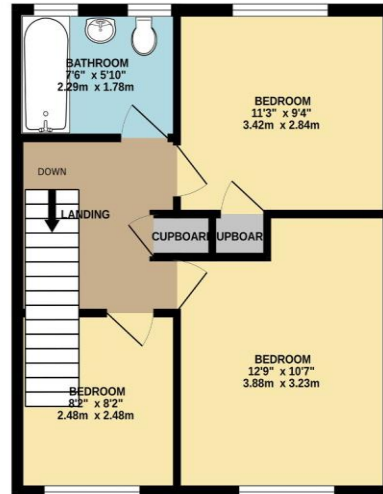
Garden to the front with lawn and driveway. A side door leads to a covered entry, with brick built storage and decorative bar area. A further door leads to an enclosed rear garden with lawn and paved patio area.



GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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