

**Mabel Street, Pemberton, Wigan, WN5 9EJ**



**Sale : £150,000**

A great opportunity to purchase, this lovely semi detached home. There are three bedrooms and an open plan lounge and dining area, plus conservatory, kitchen, nice hallway and shower room. There are well maintained gardens to the front and rear, plus a driveway to the front and a detached garage/workshop to the rear. There are local shops, schools and bus routes all within easy walking distance, plus Robin Retail Park and Wigan Town Centre are just a few minutes' drive away. This is a great family home or first time buyers house and simply must be on your viewings list. Contact us to book your early appointment.

### **Entrance Hallway**

Entrance door and window to the front and window to the side. Staircase to the first floor and central heating radiator.

### **Lounge**

UPVC double glazed bay window to the front, electric fire and surround, central heating radiator and archway to the dining area.

### **Dining Area**

Door to conservatory and central heating radiator.

### **Conservatory**

Dwarf wall and UPVC double glazed frame with door.

### **Kitchen**

Wall and base units, with electric cooker point. Door to the side and window to the rear. Under stairs storage housing central heating boiler. Central heating radiator.

### **Landing**

UPVC double glazed window to the side, spindle balustrade and loft access.

### **Bedroom 1**

Fitted wardrobes, overhead storage and dressing table. UPVC double glazed window and central heating radiator.

### **Bedroom 2**

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

### **Bedroom 3**

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

### **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 and driveway to the front with double gates and artificial lawn. Side access leads to an enclosed garden with detached garage, lawn, paved patio and mature trees and shrubs.





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