

## Ormskirk Road, Pemberton, Wigan, WN5 8AG



**Sale : £150,000**

This mid-terraced house, brimming with charm and character, is introduced via a welcoming entrance on the ground floor. Internally, the property reveals well-proportioned rooms. There are two reception rooms, an updated modern kitchen. To the first floor, there are three bedrooms, plus a four-piece bathroom. The property also has a fantastic attic conversion, which serves as the fourth bedroom, complete with its own en-suite. Externally, to the front, there is a small garden. The rear boasts an enclosed, private garden. Situated within walking distance of Pemberton Village, its location provides residents with ease of access to a variety of amenities, including local shops, pubs, and eateries. For families with children, the property is close to schools and is also close to Pemberton Train Station. This lovely mid-terraced house, makes a delightful proposition for a broad range of potential buyers. Please do not hesitate to get in touch to arrange a viewing.

**Entrance vestibule and hallway**

**Lounge**

**Dining Area**

**Kitchen**

**Landing**

**Three bedrooms to first floor**

**Bathroom**

**Attic room being bedroom four**

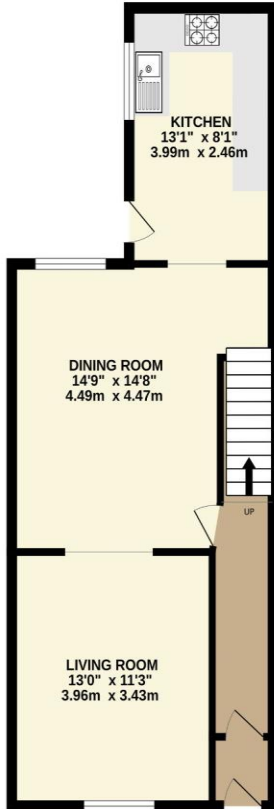
**En suite**

**Front Garden**

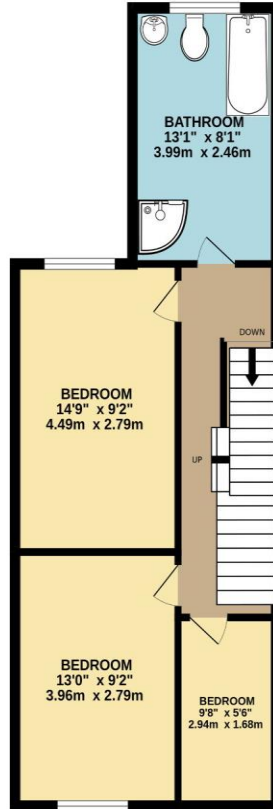
**Rear garden**



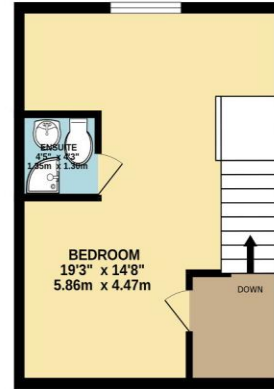
GROUND FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



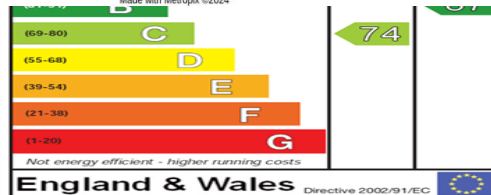
2ND FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA: 1306 sq.ft. (121.4 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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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.