



**4 Mayfair Drive, Wigan**

In Excess of **£175,000**





## 4 Mayfair Drive

Wigan, Wigan

Charming 2 bed bungalow in Poolstock with modernisation potential. Conveniently located near schools, retail park, and M6. Features lounge, dining room, fitted kitchen, garage, storage, family bathroom, low maintenance garden with patio. Paved driveway and garage. Ideal opportunity for a dream home.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- On offer with no chain
- Well maintained but in need of some modernisation
- Highly convenient location close to schools and Marus Bridge Retail Park
- Ideally placed for the M6 motorway network
- Separate lounge and dining room
- Fitted kitchen with separate utility room and access to integral garage
- Two bedrooms with fitted storage and wardrobes
- White family bathroom with three piece suite
- Rear garden with raised patio, lawn and mature planting



Hallway

Lounge

Dining room

Kitchen

Utility room

Landing

Bed 1

Bathroom

Bed 2







**GARDEN**

**OFF STREET**

3 Parking Spaces

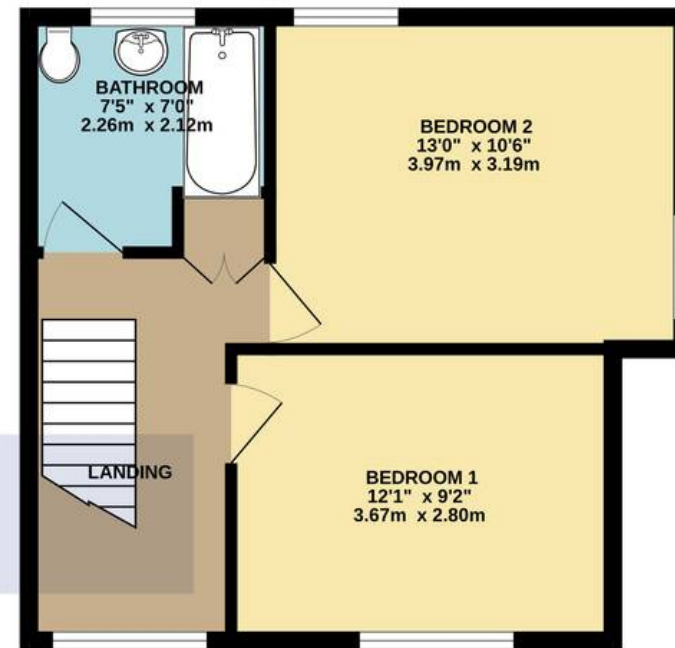
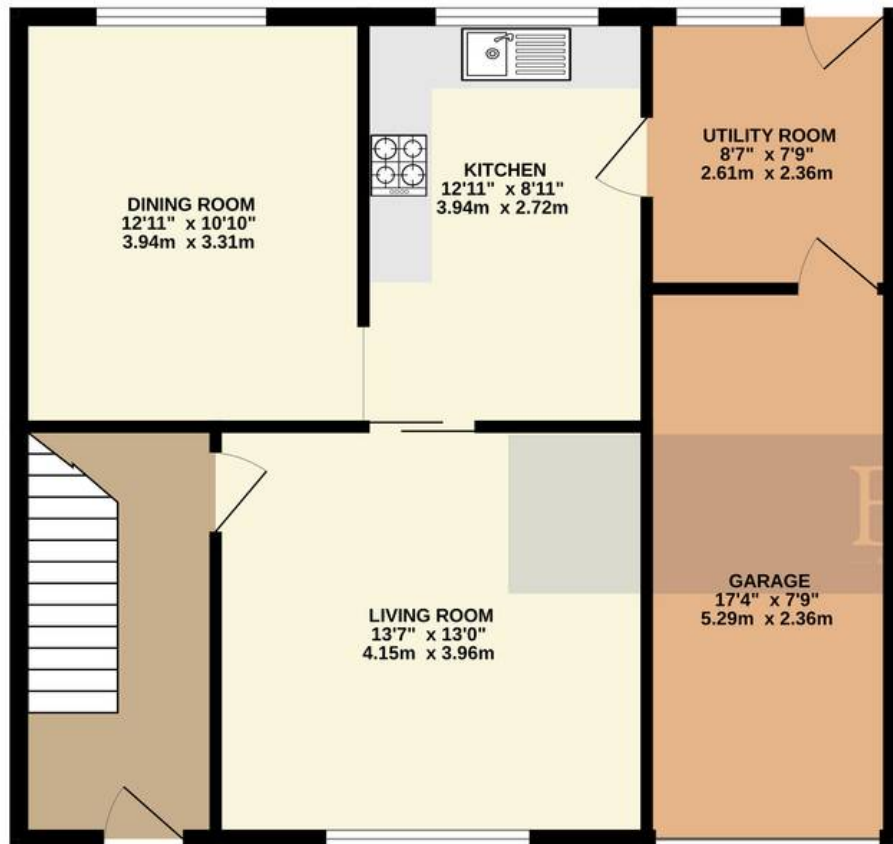
Paved driveway plus garage











Alan  
**Hatt**  
Sales & Marketing

TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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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# B <sup>Alan</sup> Batt

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