



**Anthorn Road  
Wigan  
Lancashire  
WN3 6UF**

**Offers in Excess of £142,000**

**bettermove**

# Anthorn Road

## Wigan

Bettermove are proud to present this 3 bedroom Semi-Detached House in Wigan available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the private driveway. The council tax band is B.

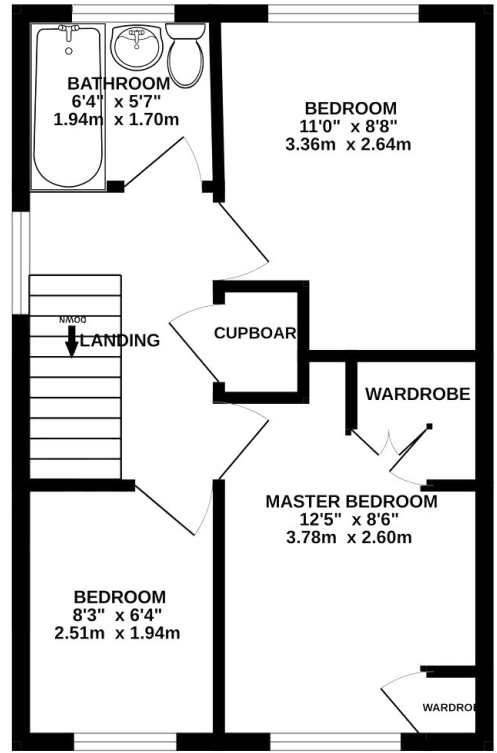
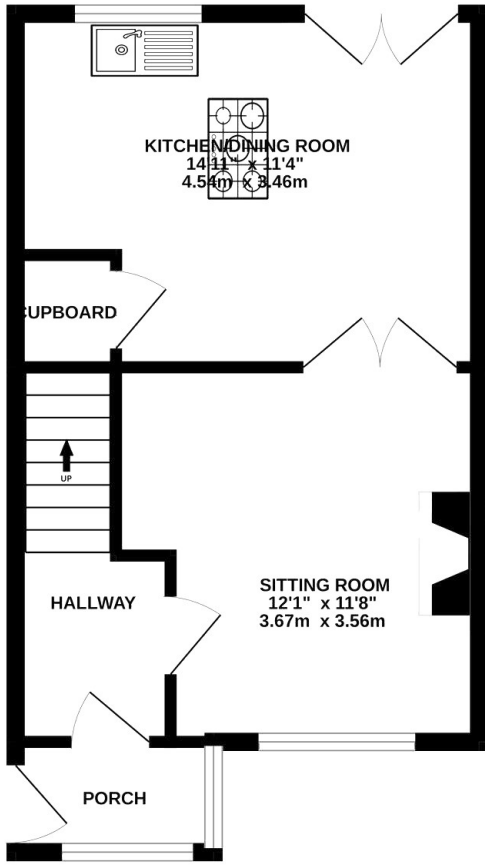
The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

The interior of this property comprises a spacious living room and the open plan fitted kitchen and dining room on the ground floor. The first floor consists of 3 bedrooms, including the master bedroom with fitted wardrobes and the family bathroom. The exterior boasts a private rear garden and front garden, perfect for enjoying the summer months.

Located in the popular town of Wigan, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Pemberton Train Station, the M6 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





TOTAL FLOOR AREA : 720 sq.ft. (66.9 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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