



Swan Meadow Road
Wigan
Lancashire
WN3 5BJ

Offers In Excess Of £152,000

bettermove

Swan Meadow Road Wigan

Bettermove are proud to present this 3 bedroom semi-detached house in Wigan.

The property benefits from double glazing, gas central heating throughout.

The council tax band is A.

This is a leasehold property with over 800 years remaining on the lease; the ground rent is £15pa but has never been requested.

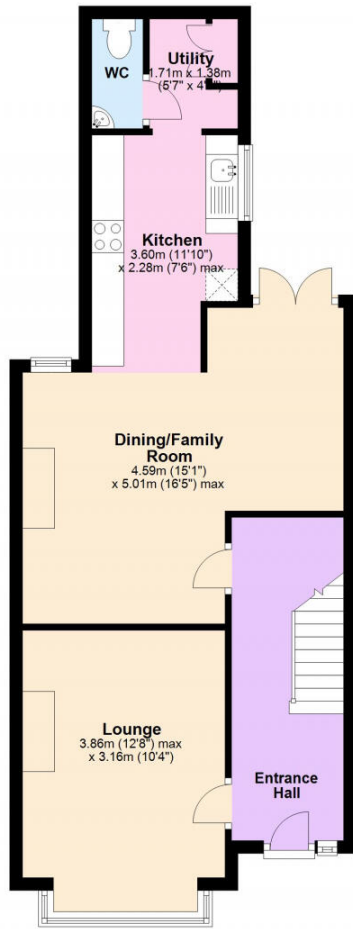
The interior of this beautifully presented property comprises a spacious living room, dining room, utility room, w/c and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

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 the A49, A577 and many local bus routes.

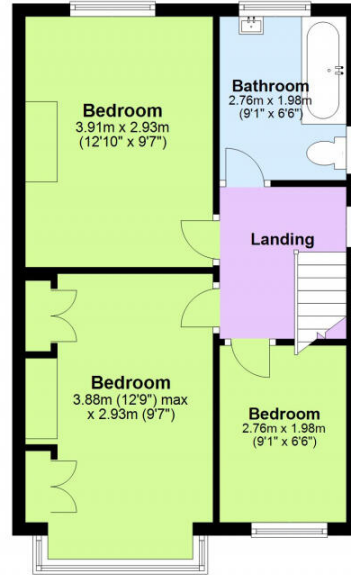
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Ground Floor



First Floor



Total area: approx. 93.7 sq. metres (1009.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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