



44 Larch Avenue, Wigan

£160,000 Freehold

Three bed semi-detached house • Lounge with bay windows • Kitchen with ample storage solutions • Drive great for off street parking • Great potential with modernisation • Council tax band - A • EPC -C

Sought-after three-bed semi-detached house with modernisation potential. Bright lounge, open plan diner, equipped kitchen, conservatory, three bedrooms, off-street parking, garden, freehold, energy-efficient. Ideal for families or individuals seeking a personalised home. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

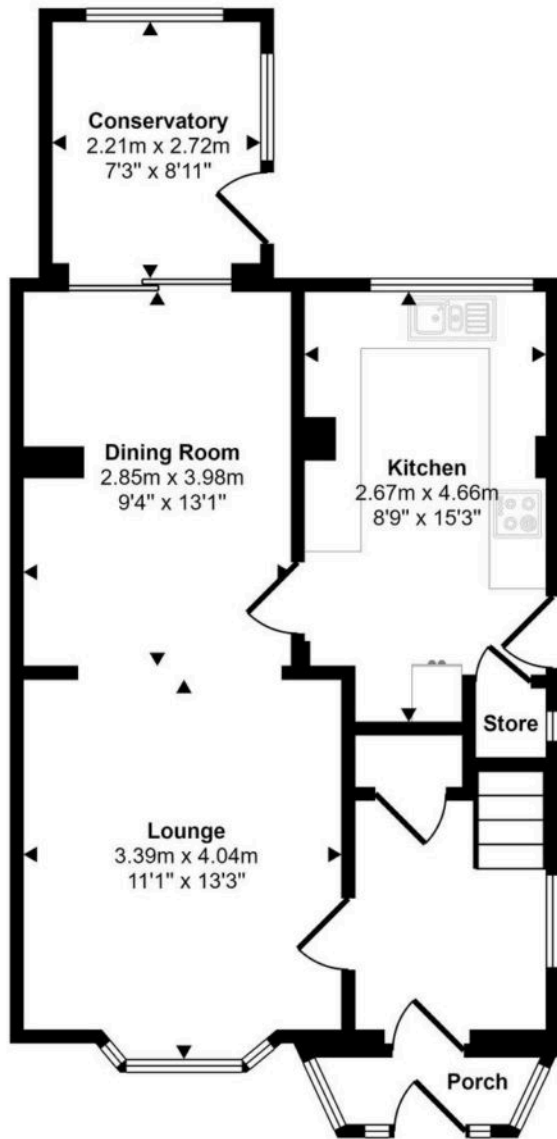


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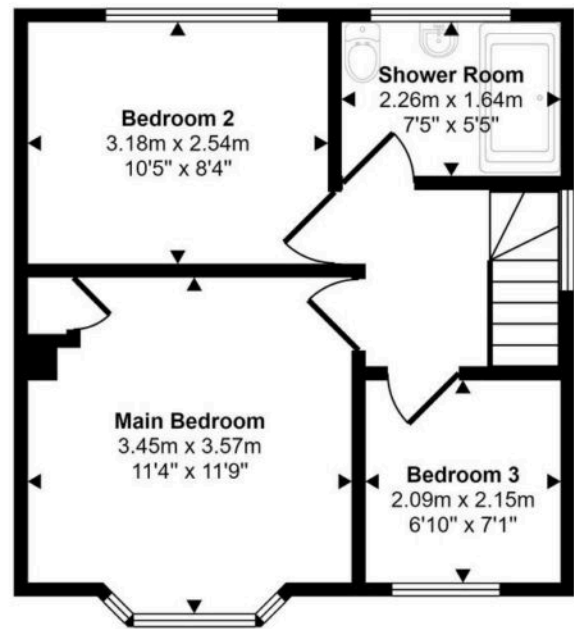




Approx Gross Internal Area
88 sq m / 943 sq ft



Ground Floor
Approx 54 sq m / 576 sq ft



First Floor
Approx 34 sq m / 367 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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