



## 70 Wellfield Road, Wigan

£150,000 Freehold

Three Bed Semi Detached House • Spacious Kitchen • Two Room Partial Extension • Upstairs Wet Room • Rear Garden with Lawn • Garage to the Rear • Shared Access Drive • Council Tax Band - A



Fantastic opportunity to own a three-bed semi-detached house in a sought-after neighbourhood. In need of updating, with a lounge, spacious kitchen, and versatile living space. Wet room, well-maintained garden, garage, and freehold. EPC - C.  
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



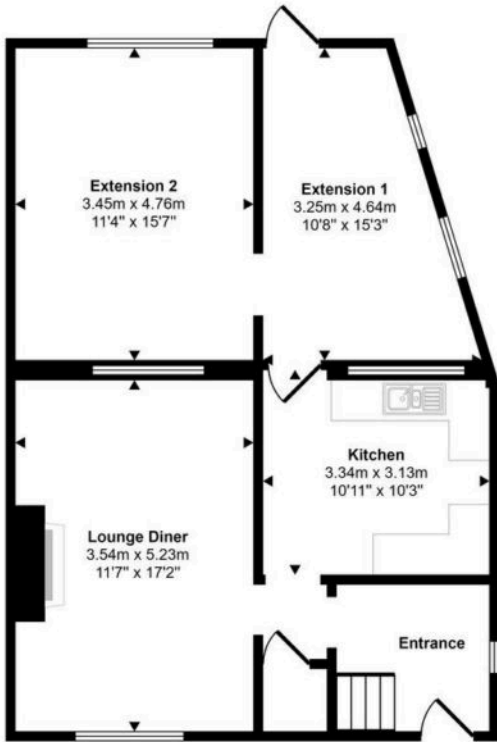
- › Three Bed Semi Detached House
- › Spacious Kitchen
- › Two Room Partial Extension
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- › Rear Garden with Lawn
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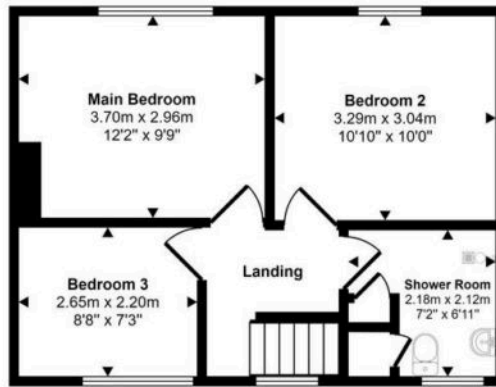




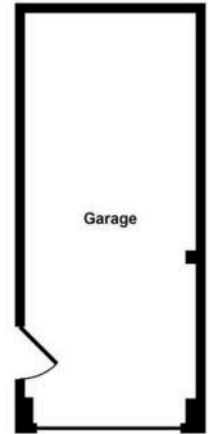
Approx Gross Internal Area  
121 sq m / 1307 sq ft



Ground Floor  
Approx 68 sq m / 733 sq ft



First Floor  
Approx 38 sq m / 407 sq ft



Garage  
Approx 16 sq m / 167 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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