



36 Balcarres Avenue, Wigan

£199,995 Freehold

3 bed semi-detached house • Driveway suitable to multiple vehicles • Open plan living/dining room • Newly installed kitchen with integrated appliances • Built in wardrobes in 2 double bedrooms • Large bathroom with separate bath and shower • Detached garage to rear of property • Lawn and patio area in rear garden • Freehold • EPC - E

Desirable 3-bed semi-detached house with modern interiors, spacious driveway, and detached garage. Open plan living, stylish kitchen, luxurious bathroom, and garden. Upgrades incl. new boiler, Hive heating, and boarded loft. Freehold. Ideal blend of comfort and style in sought-after location.

Council Tax band: C

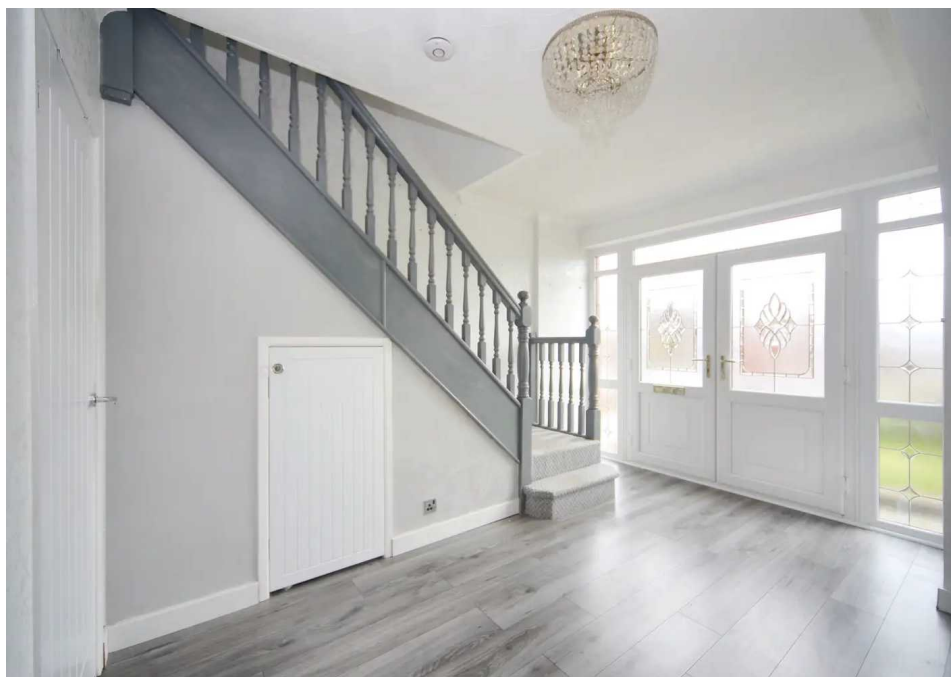
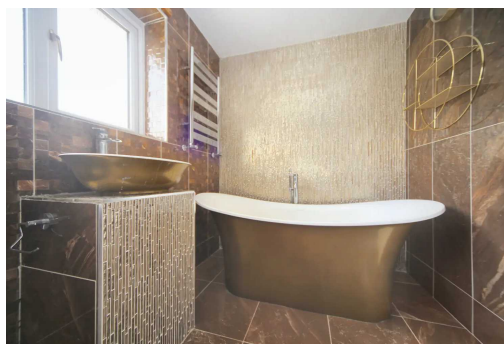
Tenure: Freehold

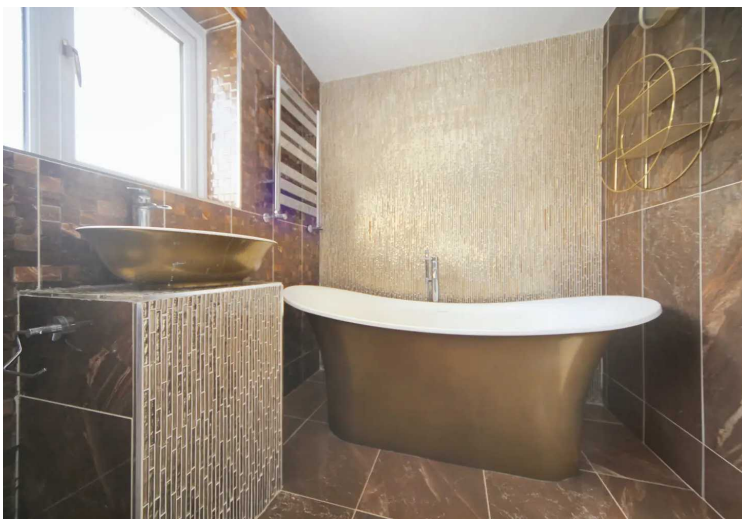
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

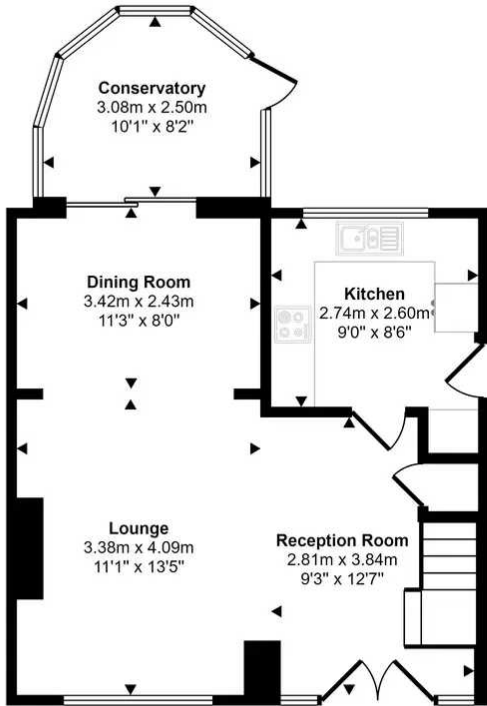


- 3 bed semi-detached house
- Driveway suitable to multiple vehicles
- Open plan living/dining room
- Newly installed kitchen with integrated appliances
- Built in wardrobes in 2 double bedrooms
- Large bathroom with separate bath and shower
- Detached garage to rear of property
- Lawn and patio area in rear garden
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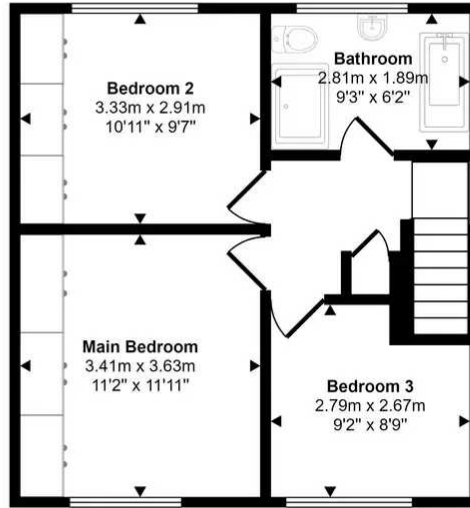




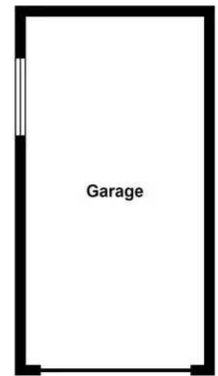
Approx Gross Internal Area
104 sq m / 1121 sq ft



Ground Floor
Approx 49 sq m / 532 sq ft



First Floor
Approx 43 sq m / 460 sq ft



Garage
Approx 12 sq m / 128 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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