



15 Saddleback Road, Wigan

£130,000 Freehold

Located in a popular area of Pemberton with great local amenities • Driveway parking for two cars • Cosy lounge with gas fire • Open-plan kitchen diner • Large garden with patio, pond & duck enclosure • Two double bedrooms with wardrobes, one single & wet room • Council tax band - A • Freehold • EPC rating-D

Located on Saddleback Road, Pemberton, Wigan, this 3-bed semi offers great DIY potential. Includes driveway, spacious lounge, kitchen diner, and large rear garden with patio, lawn, pond, and duck area. Upstairs: 2 double bedrooms, 1 single, wet room. Updating needed but in desirable area. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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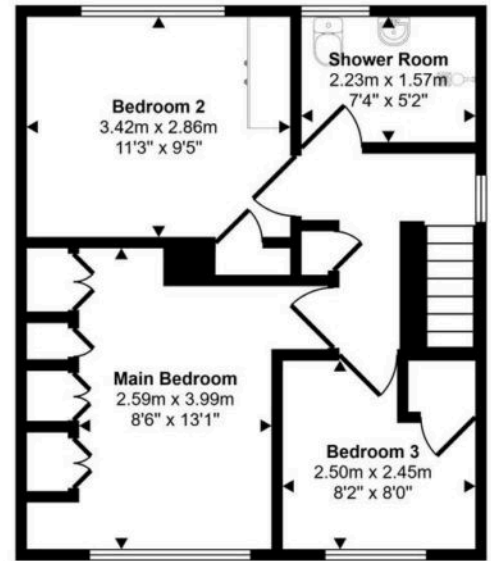




Approx Gross Internal Area
93 sq m / 1004 sq ft



Ground Floor
Approx 53 sq m / 575 sq ft



First Floor
Approx 40 sq m / 429 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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