



36 Wardley Street, Wigan

£170,000 Leasehold

Beautifully modernised 3-bedroom semi-detached home • Stunning black kitchen with open-plan dining area • Patio doors leading to garden for seamless indoor-outdoor living • Cosy lounge with feature fireplace and media wall • Luxurious family bathroom with marble-effect tiles and matte black fixtures • Prime Pemberton location with excellent local amenities • EPC- E • Council tax band - B

Council Tax band: B

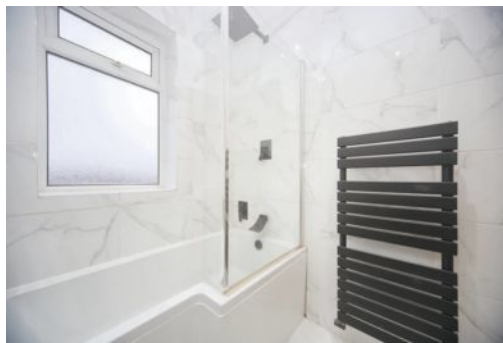
Tenure: Leasehold

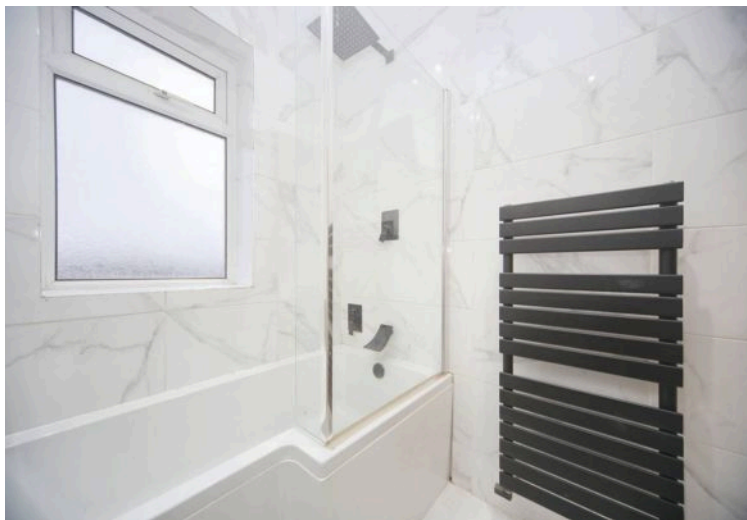
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

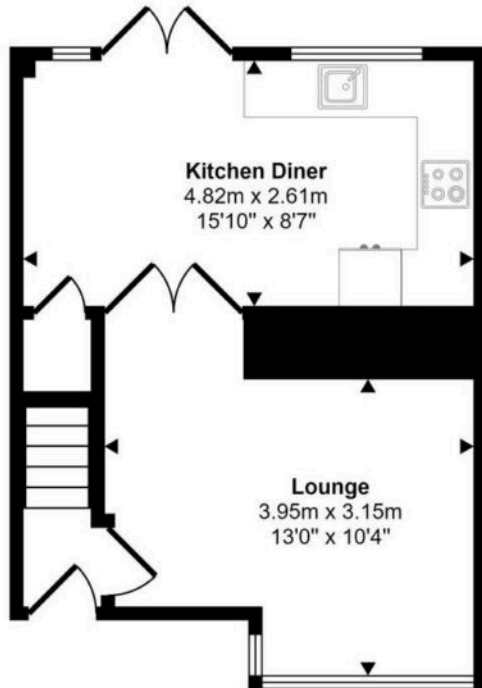


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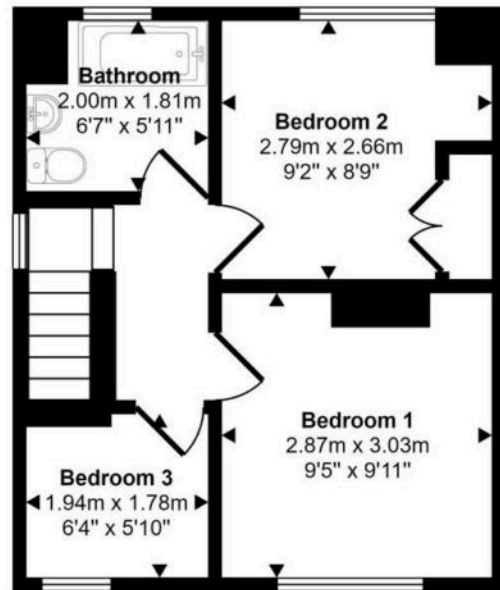




Approx Gross Internal Area
59 sq m / 633 sq ft



Ground Floor
Approx 30 sq m / 318 sq ft



First Floor
Approx 29 sq m / 315 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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