



22 Colerne Way, Wigan

£220,000 Freehold

Three bedrooms • Semi-detached property • Sought after location • Immaculately presented throughout • Close to outstanding schools • Perfect for a family • Large driveway and a detached garage • Freehold / Council tax band C • EPC-C

Nestled in the sought-after location of Winstanley, this immaculately presented three-bedroom semi-detached house is a testament to modern family living.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



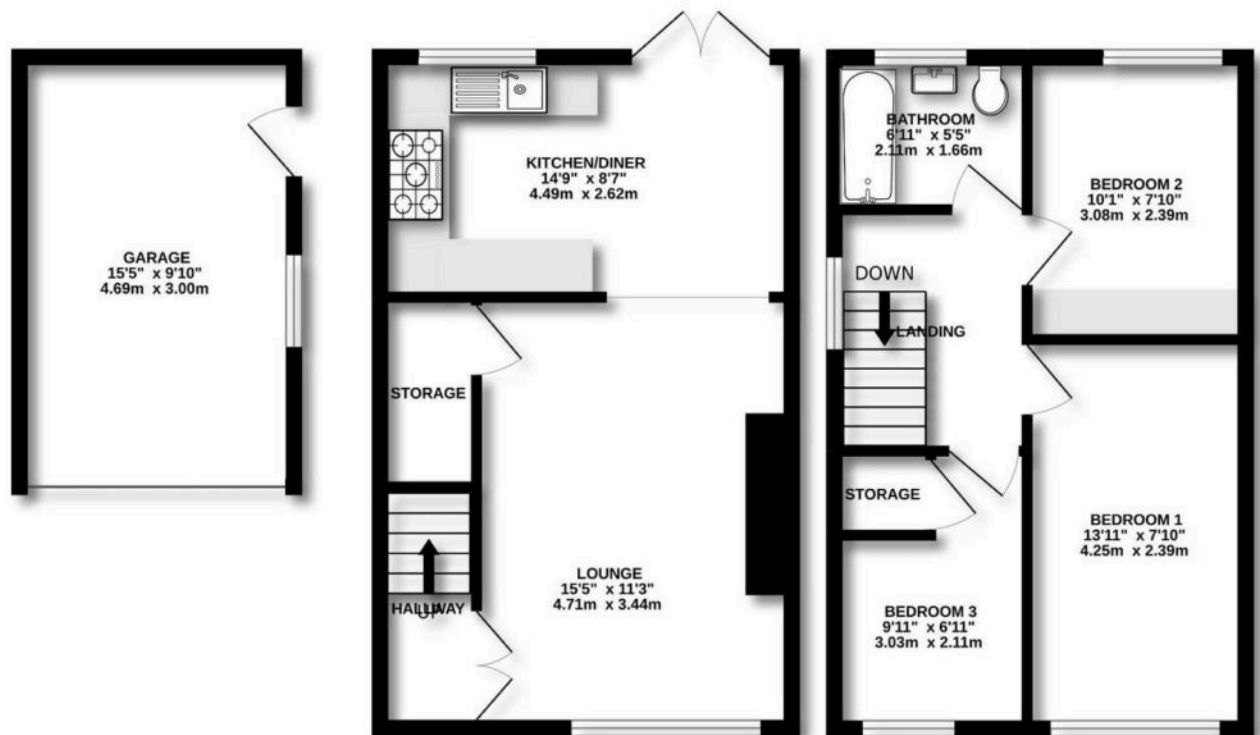
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GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.

1ST FLOOR
355 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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