



## 61 Walter Scott Avenue, Wigan

£270,000 Freehold

Detached three-bedroom family home • Quiet residential estate location • Driveway, car port and workshop • Attractive front garden with established borders • Spacious lounge opening into dining room • Sliding doors leading to rear garden • Rear garden with lawn and patio areas • Two double bedrooms and one single bedroom with fitted wardrobes • Well-maintained throughout with excellent potential to modernise • Council Tax Band D

Well-maintained three-bedroom detached home with spacious lounge, garden, driveway, car port, and workshop. Ideal for families seeking a property to update and make their own.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

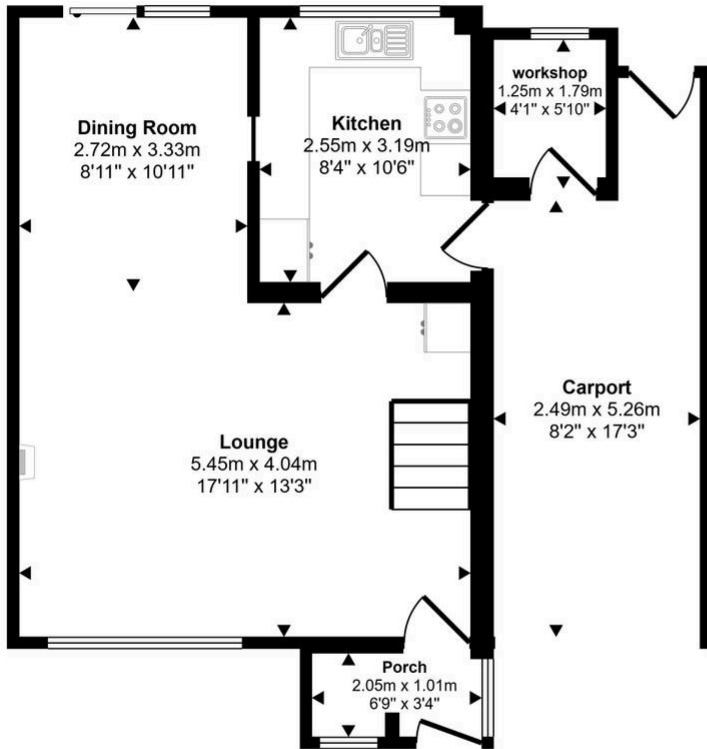


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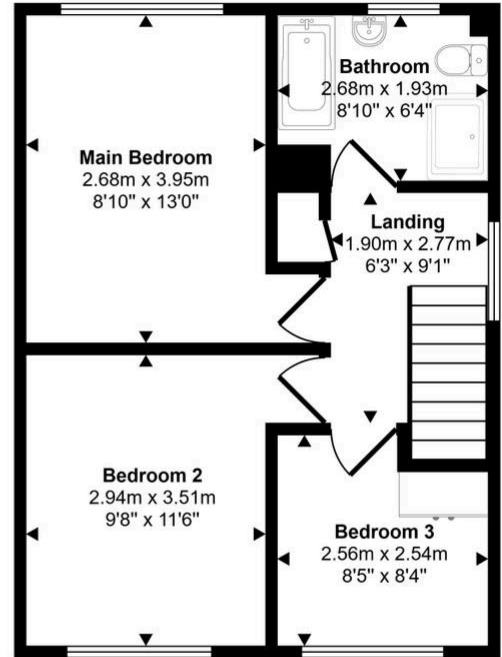




Approx Gross Internal Area  
105 sq m / 1127 sq ft



Ground Floor  
Approx 62 sq m / 671 sq ft



First Floor  
Approx 42 sq m / 456 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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