



## 81 Chestnut Road, Wigan, WN1 3XH

### Offers in excess of £160,000

A well-proportioned three-bedroom semi-detached home offering approximately 678 sq ft of accommodation. The property features a generous lounge, separate fitted kitchen, ground-floor bathroom and three first-floor bedrooms, making it an ideal choice for first-time buyers, families or investors.

The ground floor comprises an entrance porch leading into a spacious lounge, a fitted kitchen and rear porch, with a family bathroom located to the rear. Upstairs are three bedrooms, including two comfortable doubles and a versatile third bedroom suitable for a dressing room, nursery or home office.

Situated in an established residential area of Wigan, the property is conveniently positioned for local shops, schools and transport links, with Wigan town centre and both major railway stations within easy reach.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

| Energy Efficiency Rating                    |                                                                                     |           |
|---------------------------------------------|-------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                             | Potential |
| Very energy efficient - lower running costs |                                                                                     |           |
| (92 plus) <b>A</b>                          |  |           |
| (81-91) <b>B</b>                            |                                                                                     |           |
| (69-80) <b>C</b>                            |                                                                                     |           |
| (55-68) <b>D</b>                            |                                                                                     |           |
| (39-54) <b>E</b>                            |                                                                                     |           |
| (21-38) <b>F</b>                            |                                                                                     |           |
| (1-20) <b>G</b>                             |                                                                                     |           |
| Not energy efficient - higher running costs |                                                                                     |           |
| England & Wales                             |                                                                                     |           |
| EU Directive 2002/91/EC                     |                                                                                     |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



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