



138 Victoria Road, Wigan, WN4 0UH
Asking Price £165,000

Nestled on Victoria Road in the charming area of Garswood, this delightful semi detached house presents an excellent opportunity for first-time buyers or those looking to invest in a property with great potential. Boasting three well-proportioned bedrooms, this semi-detached home offers ample space for families or individuals seeking room to grow.

Upon entering, you will find a spacious lounge that invites relaxation and comfort, perfect for unwinding after a long day. The open-plan kitchen diner is a fantastic feature, providing a versatile space for cooking and entertaining, making it the heart of the home. With a little tender loving care, this property can be transformed into a stunning residence tailored to your personal taste.

The house is conveniently located close to local amenities and schools, ensuring that daily necessities and educational facilities are just a stone's throw away. Additionally, the property benefits from parking space for up to three vehicles, a rare find in this area, making it ideal for families or those with multiple cars.

Offered with no chain, this home is ready for you to make it your own. Whether you are looking to put your stamp on a blank canvas or seeking a solid investment, this property is a must-see. Embrace the opportunity to create your dream home in a welcoming community.



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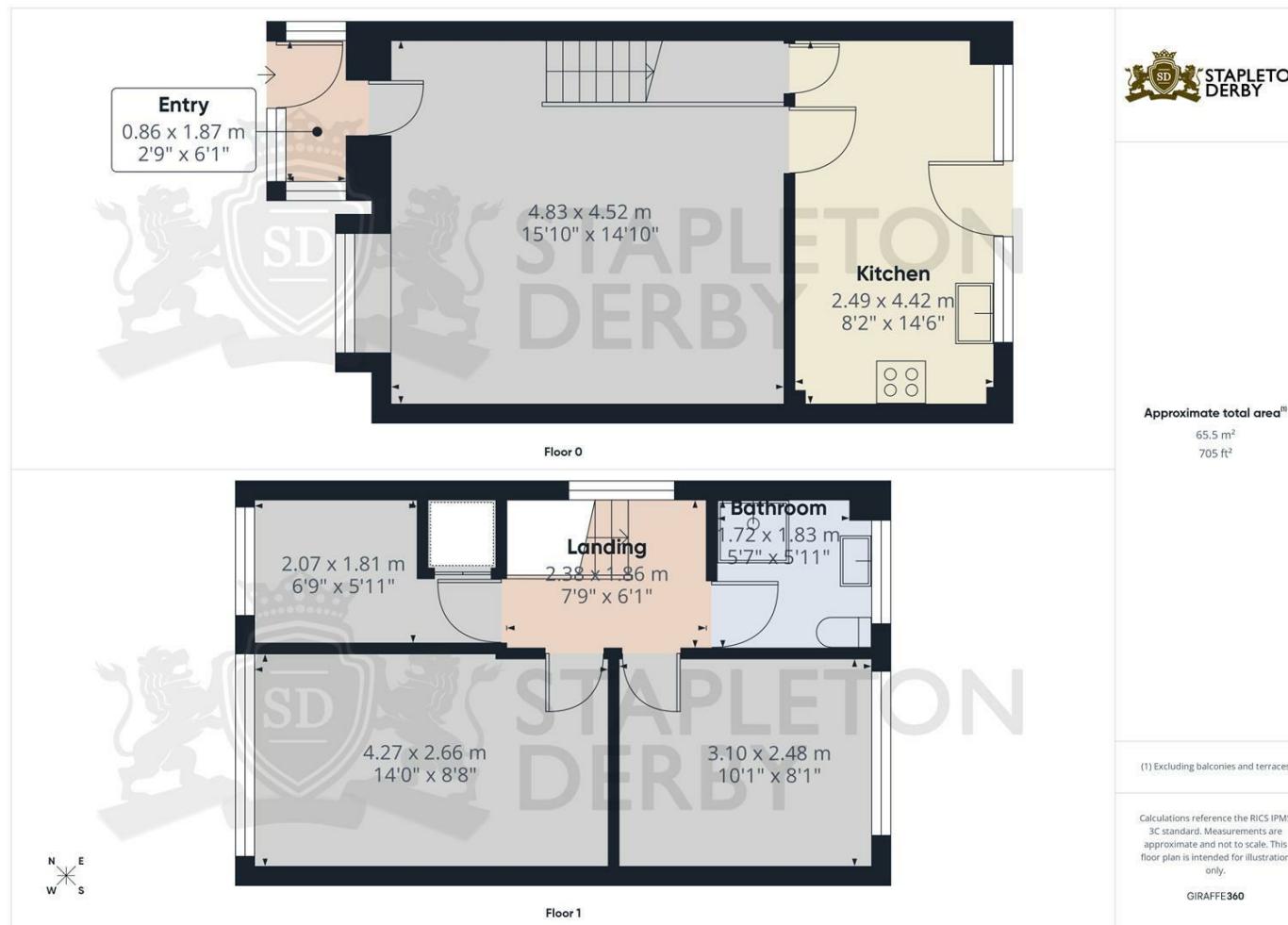
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions (92 plus)		Very environmentally friendly - lower CO ₂ emissions (92 plus)	
(81-91)		(81-91)	
(69-80)		(69-80)	
(55-68)		(55-68)	
(39-54)		(39-54)	
(21-38)		(21-38)	
(1-20)		(1-20)	
Not environmentally friendly - higher CO ₂ emissions		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	

IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.