



15 Victoria Road, Wigan, WN4 0TA  
£220,000

 **STAPLETON  
DERBY**

Perfectly located on Victoria Road in the charming area of Garswood is this immaculately presented terraced house which offers a delightful blend of character and contemporary living. With three generously sized double bedrooms, this home is perfect for families or those seeking extra space. The well-appointed bathroom, complete with a modern white suite, is conveniently located off the main landing.

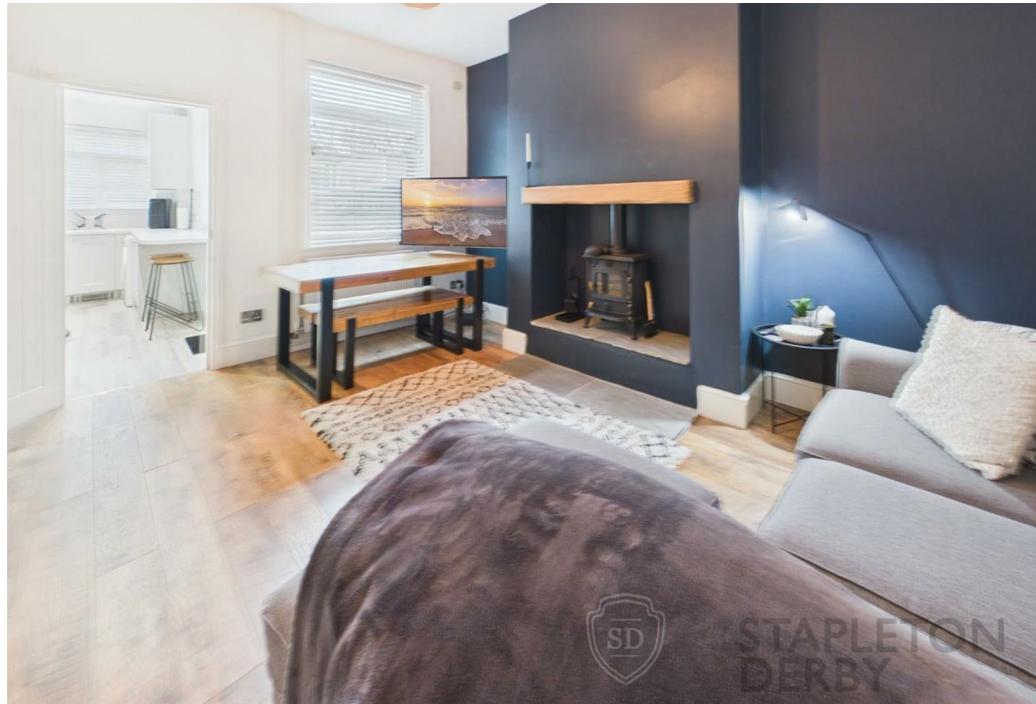
Upon entering, you are welcomed into a generous hallway, leading to two inviting reception rooms, where the dining room features a cosy log burner, creating a warm and inviting atmosphere for gatherings. The modern fitted kitchen is both stylish and functional, making meal preparation a pleasure. Most of the home has been updated in recent years, costly works including windows, doors, boiler, kitchen and bathroom are all modern and so a buyer can relax knowing the expensive jobs have been well done.

The property boasts a well-sized rear garden, ideal for outdoor entertaining or simply enjoying the fresh air. Additionally, a charming courtyard garden at the front adds to the appeal of this lovely home. With a council tax band A, this property is economical to run, making it an attractive option for budget-conscious buyers.

Situated close to local schools, amenities, and transport links, this home offers convenience and accessibility. Furthermore, the surrounding area provides lovely walks, perfect for those who enjoy the outdoors. This terraced house is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a modern home.









STAPLETON  
DERBY

## Stapleton Derby

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

### 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.