



Wrightington Street  
Wigan  
Lancashire  
WN1 2BX

Offers in Excess of £182,000

bettermove



# Wrightington Street Wigan

Bettermove are delighted to present this charming two bedroom detached house in Swinley, available with no forward chain.

The property is leasehold with 900 years remaining on the lease; the ground rent is £3 per year. The council tax band is B.

The interior of this beautifully presented property comprises a through dining room with bay fronted living area and modern fitted kitchen on the ground floor. The first floor consists of two bedrooms and the family bathroom. The exterior boasts an enclosed south facing rear garden with patio and artificial lawn, perfect for enjoying the summer months.

Located in the popular area of Swinley, the property is close to a wide range of amenities, including supermarkets, shops, restaurants and pubs as well the Royal Albert Edward Infirmary. Transport links can be found from the A49, A577, M6, Wigan North and Ince rail stations.

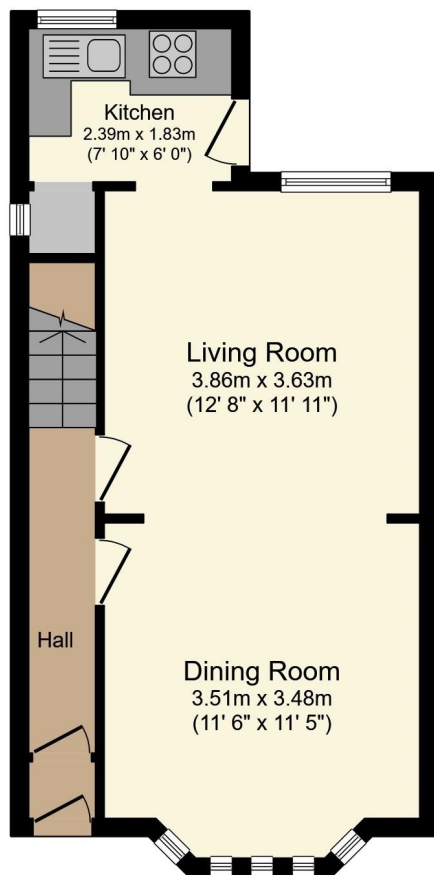
This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

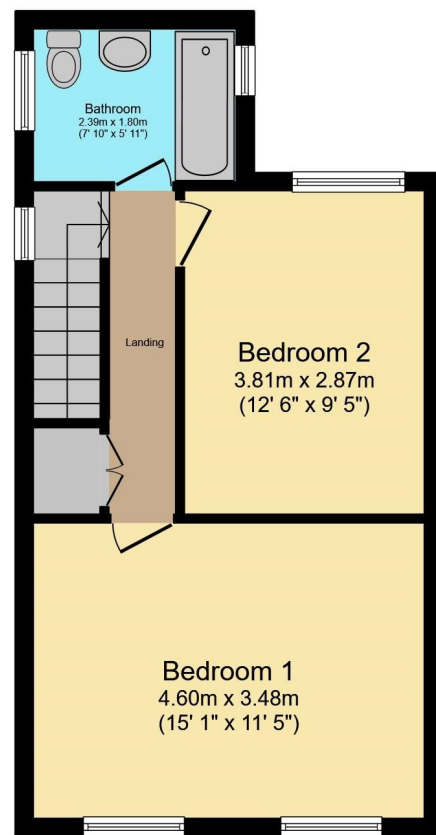
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





**Ground Floor**

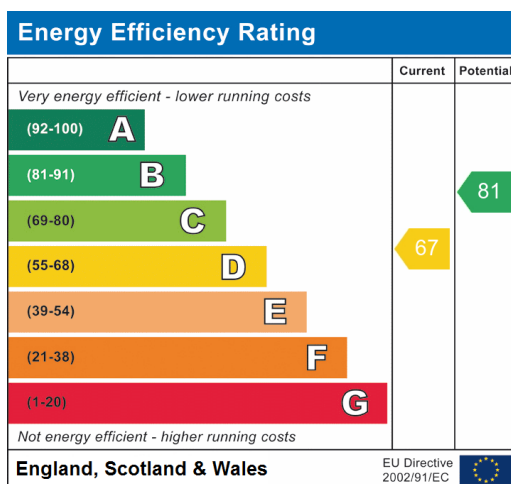


**First Floor**

Total floor area 78.0 sq.m. (839 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: [hello@bettermove.co.uk](mailto:hello@bettermove.co.uk)  
[www.bettermove.co.uk](http://www.bettermove.co.uk)