



**Sandringham Close Wigan WN5 9EZ**  
**£170,000**

**RG**  
**Rutter Green**

**64 Kenyon Road**

**Wigan**

**WN1 2DQ**

**[www.ruttergreen.co.uk](http://www.ruttergreen.co.uk)**

**[hello@ruttergreen.co.uk](mailto:hello@ruttergreen.co.uk)**

**01942 367915**

## Sandringham Close Wigan WN5 9EZ

- Two Bedroom True Bungalow
- Quiet Cul-De-Sac Location
- Driveway Providing Off-Road Parking
- Private Rear Garden Not Overlooked
- Two Generous King-Size Bedrooms
- Wet Room
- Excellent Potential For Modernisation
- Walking Distance To Pemberton Train Station
- Easy Access To Wigan Town Centre, M58 & M6 Motorway Links

Nestled within a peaceful cul-de-sac setting in the ever-popular area of Pemberton, this attractive two-bedroom true bungalow offers a rare opportunity to acquire a home with exceptional potential, ideal for those seeking to create a long-term or forever home tailored to their own style. Approached via a driveway providing convenient off-road parking, the property enjoys a private rear garden that is not overlooked. Internally, the accommodation is thoughtfully arranged across a single level. An entrance vestibule welcomes you into the home and leads through to the kitchen and a bright, spacious lounge. From the lounge, an inner hallway provides access to two generously proportioned king-size bedrooms along with a wet room, creating a practical and accessible layout suited to a wide range of buyers. While the property would benefit from a programme of modernisation, it presents an exciting opportunity to enhance and personalise, allowing the next owner to truly make the home their own. Early viewing is highly recommended to fully appreciate the property's potential.





If you would like to arrange a viewing of this property, please contact our showroom at

**64 Kenyon Road**

**Wigan**

**WN1 2DQ**

**01942 367915**

hello@ruttergreen.co.uk

Additional information on this property is available at

**www.ruttergreen.co.uk**



## Disclaimer

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. We ask our clients to check their own sales particulars and verify the information is correct. Fixtures, fittings and appliances have not been tested and therefore we can give no guarantees that they are in full working order. All measurements and land sizes are quoted approximately. Tenure should be established with your Solicitor and Council Tax band with Wigan Council.

