



**Camberwell Crescent, Whelley WN2 1AT**  
**£165,000**

**RG**  
**Rutter Green**

**64 Kenyon Road**

**Wigan**

**WN1 2DQ**

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**01942 367915**

## Camberwell Crescent, Whelley WN2 1AT

- Three Bedroom Semi Detached
- Ideal Family Home
- Large Kitchen/Dinning Room
- In Need Of Modernisation
- Three Piece Shower Room
- Large Drivaway With Carport
- Gardens To Front And Rear
- Located In A Popular Area
- Close To Local Amenities And Schools
- Viewings Highly Recommended

This charming three-bedroom semi-detached home serves as an ideal residence for families, situated in a highly sought-after area that boasts proximity to various local amenities and reputable schools. The property showcases a generously sized kitchen and dining room, providing ample space that is perfect for family gatherings, celebrations, and casual meals together. While the home does require some modernisation and updates to meet contemporary tastes, it represents a fantastic opportunity for potential buyers to personalise and tailor the living space according to their individual preferences and style. Additional features of this delightful property include a well-appointed three-piece shower room, which adds convenience to daily routines. Moreover, the generous gardens located at both the front and rear of the home offer plenty of outdoor space for children to play, gardening enthusiasts to cultivate their plants, or simply for families to enjoy some fresh air during sunny days. One of the standout aspects of this residence is the large driveway that includes a carport; this provides practical off-street parking.





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

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Additional information on this property is available at

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## 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.

