



**Tunstall Lane, Pemberton, Wigan, WN5  
9HR**

**£120,000**

**RG**  
**Rutter Green**

**64 Kenyon Road**

**Wigan**

**WN1 2DQ**

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**01942 367915**

## Tunstall Lane, Pemberton, Wigan, WN5 9HR

- Two Bedroom Terraced Property
- Ideal Buy-to-Let investment
- Two Reception Rooms
- Three Piece Bathroom Suite
- Gardens To Front And Rear
- Generous Sized Bedrooms
- UPVC Window and Doors
- Gas Central Heating
- Walking Distance To Local Amenities
- Close To Main Transport Links & M6 Motorway

Rutter Green would like to bring to the market this two-bedroom terraced property presents an excellent opportunity for a buy-to-let investment. While it requires modernization, it features two spacious reception rooms and a three-piece bathroom suite, making it a solid foundation for renovation. The generous-sized bedrooms offer ample space for tenants or families, while the gardens to the front and rear provide outdoor areas for relaxation. Conveniently located within walking distance to local amenities and close to main transport links and the M6 motorway, this property is ideally situated for easy access to essential services and commuting options.





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

**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.

