



**Kirkless Street, Wigan, WN1 3JR**  
**£250,000**



**64 Kenyon Road**

**Wigan**

**WN1 2DQ**

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

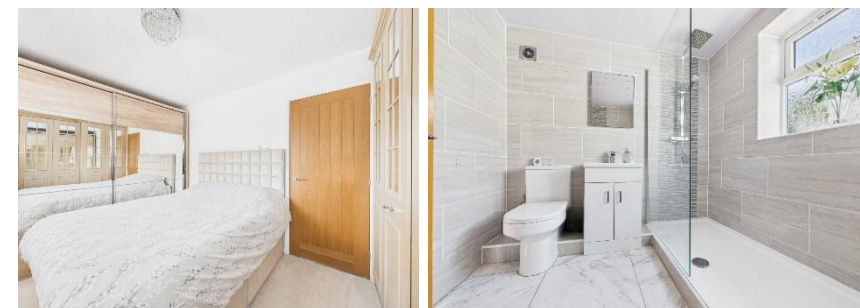
**[hello@ruttergreen.co.uk](mailto:hello@ruttergreen.co.uk)**

**01942 367915**

## Kirkless Street, Wigan, WN1 3JR

- Immaculately Presented Three Bedroom Semi Detached
- Deceptively Spacious Layout
- Large Conservatory Overlooking Garden
- Additional Attic Storage Room
- Downstairs Bathroom
- Outdoor Entertainment Room
- Double Glazed Windows & Gas Central Heating
- Large Driveway For Multiple Vehicles
- Close to Local Schools and Amenities
- Viewings Highly Recommended

Rutter Green are delighted to bring to the market this immaculately present three bedroom extended semi-detached home. This beautifully presented and extended three-bedroom semi-detached home offers spacious and versatile accommodation. Upon entering the property, you are welcomed through a glazed entrance porch into a generous open-plan lounge and dining area, creating the perfect space for both everyday family living and entertaining guests. The modern fitted kitchen is well equipped with an integrated electric oven and gas hob, while the contemporary ground floor shower room features a stylish walk-in shower. To the rear of the property is a spacious conservatory overlooking the beautifully maintained west-facing garden, providing an additional reception area that can be enjoyed throughout the year. The first floor offers three well-proportioned bedrooms together with the convenience of a separate WC. A further staircase leads to a useful attic room, providing valuable additional storage space. Externally, the rear garden is a real highlight. Enjoying a desirable west-facing aspect, it provides the perfect setting for relaxing and entertaining, complete with a summer house, fully fitted bar and a large hot tub, creating an exceptional outdoor living space. Conveniently located within walking distance of well-regarded primary and secondary schools, local shops and everyday amenities, the property also benefits from excellent transport links, with Wigan town centre just a short drive away.





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.

