

Room to Rent (EPC Rating: )

# ROOM 4, 5 ST. JOHN STREET, PEMBERTON, WIGAN, WN5 0DT

## £600

### FEATURES

- TOWN CENTRE LOCATION
- ALL BILLS INCLUDED
- WIFI INCLUDED
- SPACIOUS communal Kitchen & Bathroom
- Newly Built House
- COUNCIL TAX INCLUDED
- Furnished
- Well Presented Throughout



  
FREENEY & OLIVER  
ESTATES

# 1 Bedroom Room to Rent located in Pemberton

Nestled in the heart of Pemberton, Wigan, this well-presented room with an ensuite offers an excellent opportunity for those seeking comfortable and modern living arrangements. This property is part of a house share, making it ideal for individuals who appreciate a communal living environment.

The room itself is furnished to a high standard, ensuring that you can move in with ease and enjoy a stylish space. The shared kitchen is also well-maintained, providing a clean and functional area for all residents. This property is perfect for those looking for a convenient and welcoming home.

Pemberton is a charming area that boasts a friendly community atmosphere, with local amenities and transport links nearby. Whether you are commuting to work or exploring the local surroundings, this location offers both convenience and comfort.

In summary, this furnished room in a house share presents a fantastic opportunity for anyone looking to settle in a high-spec environment in Wigan. With its modern features and prime location, it is sure to appeal to those seeking a quality living experience.

Call us on

[info@freeneyandoliverestates.co.uk](mailto:info@freeneyandoliverestates.co.uk)

## Council Tax Band

**A**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.