



House - Terraced (EPC Rating: D)

**137 DARLINGTON
STREET WIGAN,
LANCASHIRE, WN1
3EF**

£120,000

FEATURES

- INVESTMENT OPPORTUNITY
- CLOSE TO WIGAN TOWN CENTRE
- Recently redecorated
- Two reception rooms
- NO CHAIN
- New carpets throughout
- Large two-bed terrace
- Garden for outdoor space



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2 Bedroom House - Terraced located in WIGAN

Nestled in the heart of Wigan, this charming terraced house presents an excellent investment opportunity. Boasting two spacious reception rooms, this property offers ample space. The two well-proportioned bedrooms provide comfortable living quarters, making it ideal for small families or professionals seeking a convenient location.

The house features a modern bathroom, ensuring that all essential amenities are readily available. Recently updated with new carpets and fresh decorations throughout, the property exudes a welcoming atmosphere, ready for immediate occupancy or rental.

Currently tenanted under an Assured Shorthold Tenancy (AST) at £795 per calendar month, this home not only offers a delightful living space but also a steady income stream for prospective buyers. Its prime location, just a stone's throw from Wigan town centre, ensures easy access to local shops, restaurants, and transport links, enhancing its appeal.

This large two-bedroom terrace house is a fantastic opportunity for those looking to invest in a property with both character and potential. With more pictures to follow shortly, this is a chance not to be missed.

Call us on

info@freeneyandoliverestates.co.uk

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.



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