

FREEHOLD



House (EPC Rating: C)

16 WOODHOUSE DRIVE, WIGAN, WN6 7NT

Offers Over

£170,000

FEATURES

- Newly modernised house
- New kitchen and bathroom
- New carpets throughout
- Ready to move into
- Perfect first-time buy
- No upward chain
- Popular residential location
- 3 spacious bedrooms




FREENEY & OLIVER
ESTATES

3 Bedroom House located in Wigan

Call us on

info@freeneyandoliverestates.co.uk

Welcome to this beautifully modernised house located on the desirable Woodhouse Drive. This charming property is perfect for first-time buyers seeking a home that is ready to move into without the hassle of renovations.

As you step inside, you will be greeted by a spacious reception room that offers a warm and inviting atmosphere, ideal for both relaxation and entertaining. The house boasts three well-proportioned bedrooms, providing ample space for family or guests. The newly fitted kitchen is a highlight, featuring contemporary design and modern appliances, making it a joy to cook and gather with loved ones. The newly installed bathroom complements the home perfectly, offering a fresh and stylish space for your daily routines.

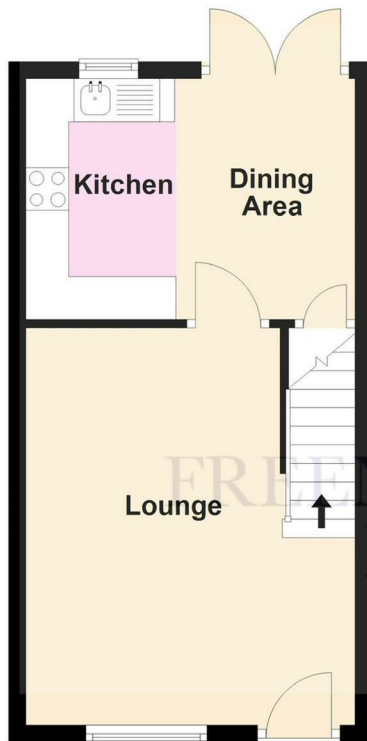
Throughout the property, you will find new carpets that add a touch of comfort and elegance. The house has been thoughtfully updated, ensuring that it meets the needs of modern living while retaining its charm.

Situated in a popular residential location, this home benefits from a friendly community and convenient access to local amenities. With no upward chain, you can enjoy a smooth and straightforward

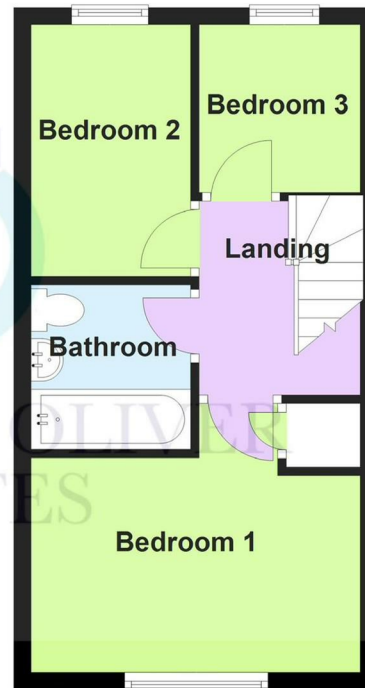
Council Tax Band

B

Ground Floor



First Floor



16 Woodhouse Drive, Wigan

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			87
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.