



House - Terraced (EPC Rating: D)

# 16 PERCH STREET, WIGAN, WN1 3PR



PCM

# £795 PCM

## FEATURES

- THREE Bedrooms
- Gloss Kitchen
- Gloss Fitted Wardrobes in Bedroom 1
- Near Wigan Hospital
- Integrated Dishwasher and Cooker
- TWO Reception Rooms
- Close to Wigan Town Centre
- Perfect family home



FREENEY & OLIVER  
ESTATES

# 3 Bedroom House - Terraced located in Wigan

Welcome to this charming three-bedroom mid-terrace house, ideally situated near Wigan Town Centre and Wigan Hospital. This property presents an excellent opportunity for families seeking a comfortable and convenient home.

Upon entering, you will find spacious reception room that offer versatile living spaces.

The property comprises of Entrance vestibule, Spacious living room, Modern fitted kitchen, Second reception room. To the first floor there are THREE bedrooms and a modern family bathroom.

The location is particularly advantageous, with easy access to local amenities, shops, and public transport links, making daily life more manageable. The proximity to Wigan Hospital is also a significant benefit for those working in the healthcare sector or requiring easy access to medical facilities.

In summary, this mid-terrace house on Perch Street is a delightful family home that combines comfort, space, and a prime location. It is an excellent choice for anyone looking to settle in a vibrant

Call us on

[info@freeneyandoliverestates.co.uk](mailto: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		81
(69-80) C		
(55-68) D	65	
(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.



FREENEY & OLIVER  
ESTATES