



36 Queensway, Wigan

Wigan

Offers in Region of £200,000



36 Queensway

Wigan, Wigan

Charming 3-bed semi-detached house with 2 reception rooms, bay window, kitchen leading to large garden, driveway. Ideal family home in sought-after area near schools & town centre. Schedule a viewing to make it yours!

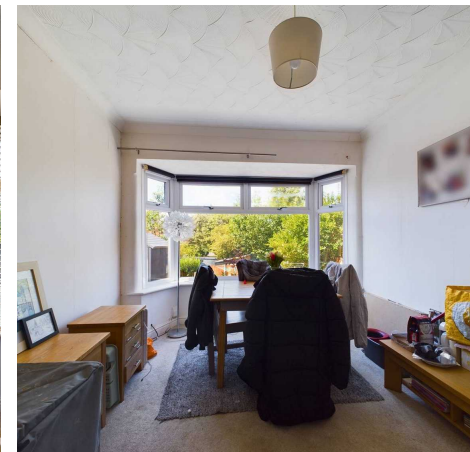
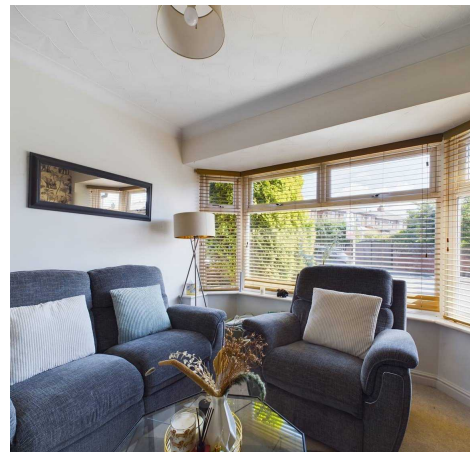
Council Tax band: B

Tenure: Leasehold

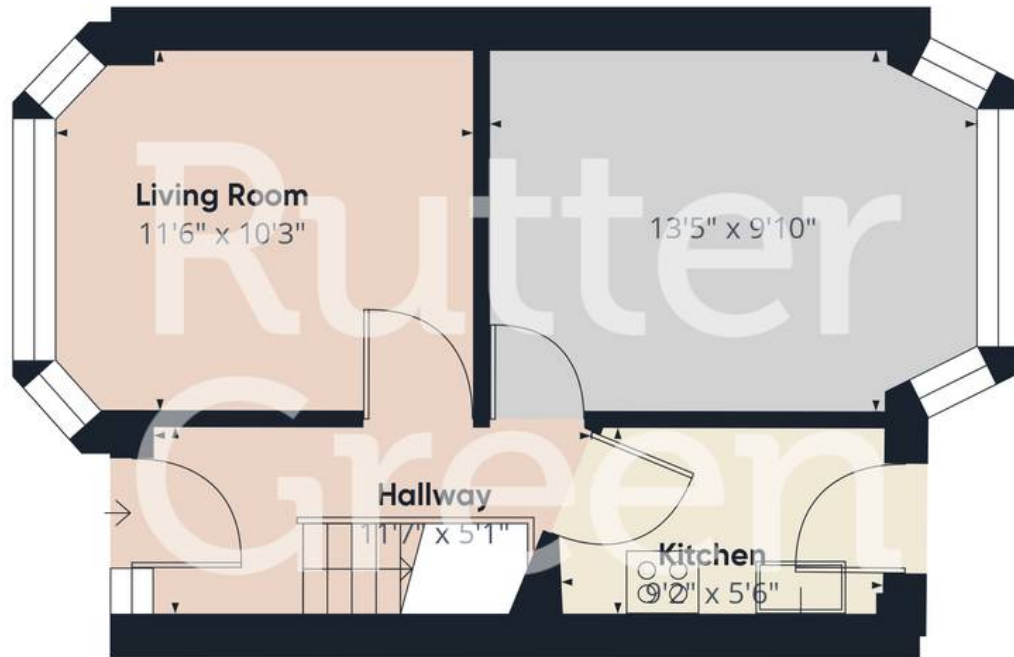
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

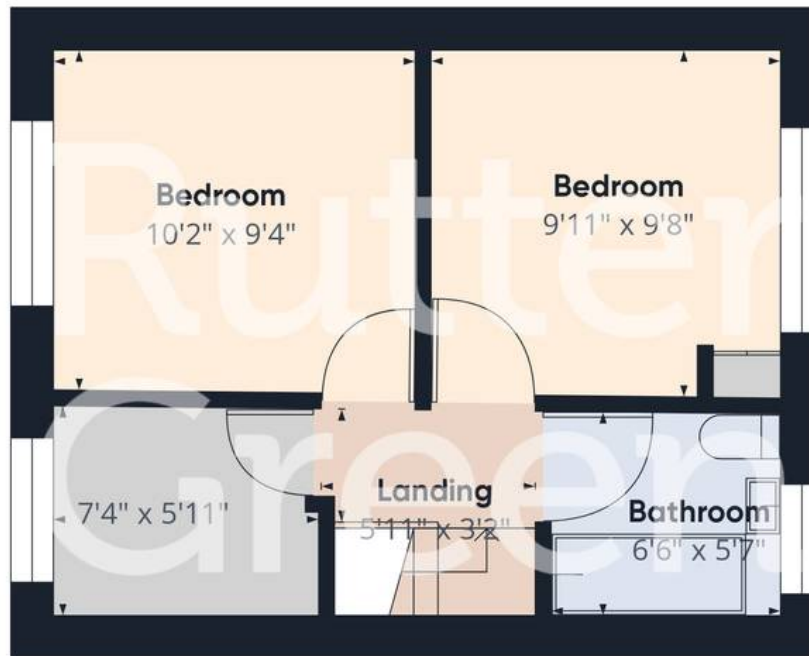
- Three Bedroom Semi-Detached
- Sought After Location
- Large Rear Garden
- Two Reception Rooms
- Three Piece Family Bathroom
- Drive Way
- Large Bay Fronted Window
- Close to Local Schools & Colleges
- Close To Town Centre







Floor 0



Floor 1

Approximate total area⁽¹⁾

656.28 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Rutter Green

64 Kenyon Road, Wigan - WN1 2DQ

01942 367915 • hello@ruttergreen.co.uk • 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.