



**BerkeleyShaw**  
REAL ESTATE

## 329 Bolton Road, Wigan, WN4 8TH

**£1,100 PCM**

We are pleased to present this distinguished detached house available to let. This property has been recently decorated in neutral colours and offers flexible family accommodation in a sought-after location.

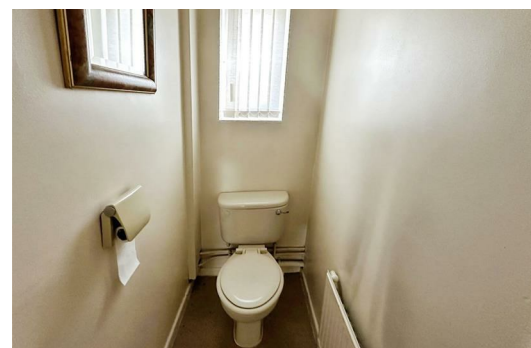
The property boasts an impressive three reception rooms, each with its own unique charm. The first and third reception rooms benefit from delightful garden views, offering an idyllic tranquil setting. The second reception room features a cosy fireplace, creating a warm and inviting atmosphere for those colder evenings.

The house comprises of three bedrooms, two of which are generously sized doubles, and a smaller single room. Each bedroom brings its own degree of charm and potential, ready to be tailored to your needs.

Additionally, this property is equipped with a practical kitchen and a convenient shower room. The kitchen is equipped with a cooker and fridge freezer and the shower room has a large walk-in shower as well as WC and basin.

A unique feature of this property is its large rear garden, providing an excellent outdoor space for children to play or for adults to relax and unwind.

The property is ideally located with excellent public transport links and local amenities nearby. Families will appreciate the proximity of nearby schools, making the school run a breeze.





## Front Exterior

Paved pathway, laid lawn, mature planted borders.

## Hallway

Entrance door, staircase to first floor

## Lounge

Double glazed windows to 2 sides, carpet, feature fireplace with surround, 2 x radiators

## Dining Room

Double glazed French doors, carpet, meter cupboard, radiators

## Office

Double glazed window, carpet, radiator and fixed side board

## Kitchen

Double glazed window, lino flooring, part tiled, kitchen comprises of a range of fitted base and wall units, freestanding gas cooker, Freestanding Fridge Freezer, sink unit with mixer taps

## Utility Room

Double glazed window, stainless steel sink, wash hand basin, work surface, boiler, freestanding washing machine.

## Downstairs W.C.

Double glazed window, low level W.C

## Landing

Double glazed window, carpet

## Bedroom 1

Double glazed windows to 2 sides, carpet, radiator, fitted cupboards with hanging rails

## Bedroom 2

Double glazed windows, carpet, radiator

## Bedroom 3

Double glazed window, carpet, radiator, fitted cupboards with hanging rails

## Shower Room

Double glazed windows, part tiled, walk in shower cubical with glazed surround, low level w.c. and sink

## Rear Exterior

Paved Driveway, laid lawn, mature planted borders.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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