



£159,950

31 Millbeck Crescent, Pemberton, Wigan, Greater Manchester, WN5 8DD

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REDUCED Modern three-bedroom semi-detached property situated on a popular residential development in Pemberton, ideal for a family seeking a home within the catchment area for excellent local schools and with good local amenities close by. The property is within walking distance of Pemberton train station and only a short drive to the M6/ M58 motorways.

The well presented accommodation briefly comprises: Entrance hallway leading to good size lounge, separate dining room and fully fitted kitchen. To the first floor is the main bedroom with en-suite shower room, two further bedrooms and a family bathroom. Externally, the property has gardens to front and rear with driveway parking for two cars.

Council Tax Bank B; Offered Leasehold

Lounge

Good size living room with wood effect laminate flooring, fire surround and electric fire, bay style window to front elevation, double doors to dining room.

Kitchen

10'5" x 7'1" (3.17 (3.18) x 2.17 (2.16))
Good range of wall and base units with complimentary work surface, single drainer stainless steel sink unit, gas hob, built in electric oven, plumbing for washing machine

Dining Room

10'4" x 7'2" (3.16 (3.15) x 2.18)
Wood effect laminate flooring, UPVC patio doors to rear elevation

Landing

With wood effect laminate flooring and UPVC window to side elevation. Providing access to three bedrooms and the family bathroom.

Bedroom 1

12'6" x 8'5" (3.81 x 2.56 (2.57))
With wood laminate flooring and access to ensuite

Ensuite

Including walk in shower, w/c and pedestal basin.

Bedroom 2

10'0" x 8'0" (3.06 (3.05) x 2.44)
Double size bedroom with UPVC window to rear elevation.

Bedroom 3

9'1" x 5'11" (2.78 (2.77) x 1.81 (1.80))
Single size bedroom with UPVC window to front elevation.

Patio

Garden

Good size enclosed rear garden laid mainly to lawn with patio area

Garden.

Bathroom

Family Bathroom with 3 piece suite including bath, low level w/c and pedestal wash hand basin.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

