



26, Smith Avenue, Wigan, WN5 0BN

Offers In The Region Of £170,000

*David
Davies* Collection



26, Smith Avenue, Wigan, WN5 0BN

- EPC:C
- Semi Detached House
- Two Reception Rooms
- Good Size Plot
- Ideal First Time Buy
- Wigan Council Tax: Band A
- Three Spacious Bedrooms
- Modern White Suite Bathroom
- Detached Garage & Driveway
- Freehold

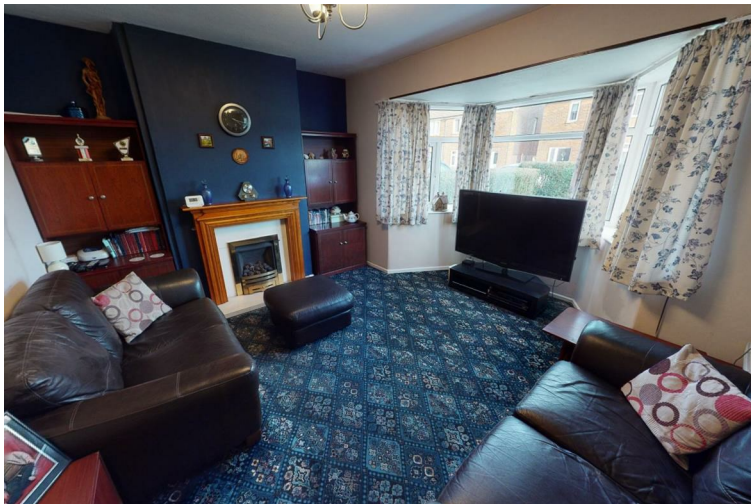
David Davies Sales and Lettings Agent bring fresh to the sales market this great residential opportunity. Smith Avenue is located in a highly desirable location, Orrell is perfect for those commuting but also wanting the many local amenities close by.

Smith Avenue is well laid out to suit the modern family, the bay fronted lounge and ground floor extension give the property key extra floor space. In brief the property comprises; Entrance hall with stair access, bay fronted lounge, a dining room, well equipped kitchen, cloakroom/WC and a further reception room used as a double bedroom.

To the first floor are three bedrooms all of which a brilliant size, and a modern white suite bathroom. The property has all modern day essentials in place such as gas central heating and UPVC double glazing, and parking is available via a driveway leading to the detached garage.

The gardens are majority lawned with a fenced perimeter, and the plot is the perfect size for a family. Viewing is considered essential to appreciate the accommodation on offer.

EPC:C









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David Davies



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