



*Parsonage Place*

Wigan

**Miller Metcalfe**  
*Every step of the way*



# Parsonage Place

Wigan

Semi Detached  4  3 EPC Rating - B

On the popular Parsonage Place close to all amenities, good schools and transport links. Miller Metcalfe are delighted to have onto the open market this four bedroom semi-detached family home set over three floors ready for the new buyers to add their own touches to make it their home.

The property in brief; entrance hallway, downstairs wc, modern family lounge with downstairs storage, modern family kitchen/diner with wall and base units, integrated fridge freezer, electric oven and gas hob with space for washer and dryer.

To the first floor there are two double bedrooms with a generous single and a modern family bathroom comprising of; shower over bath, wc and sink.

To the second floor you will find the master ensuite four bedroom, benefitting from having built in wardrobes and storage and ensuite comprising of; walk in shower, WC and sink.

Externally there is a driveway offering off road parking and a private enclosed rear garden not overlooked with two patio areas and a laid to lawn garden benefitting from being southfacing ideal for BBQ evenings in summer!!

This property is not to be missed, please call the branch to arrange a viewing to avoid missing out.

TENURE  
Leasehold

COUNCIL TAX  
D - £1688

LOCAL AUTHORITY  
Wigan

MOBILE COVERAGE  
EE  
Vodafone

Three  
O2

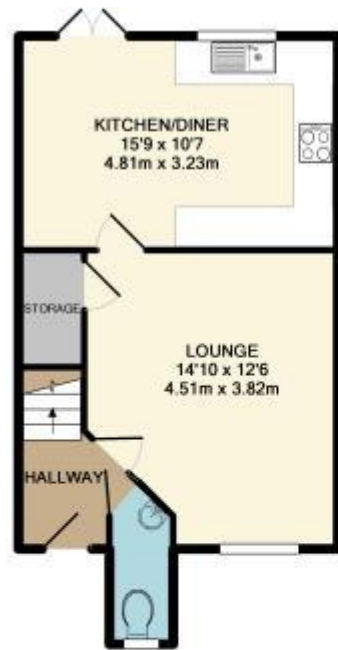
BROADBAND  
Basic  
4 Mbps  
Superfast  
40 Mbps

SATELLITE  
BT  
Sky  
Virgin

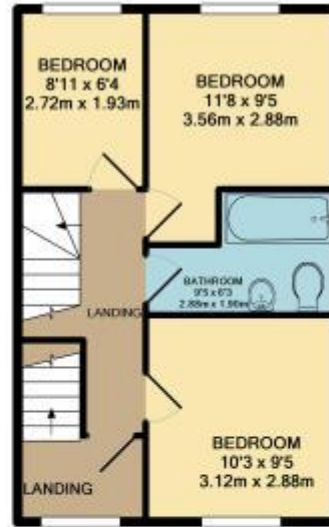








GROUND FLOOR  
APPROX. FLOOR  
AREA 416 SQ.FT.  
(38.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 401 SQ.FT.  
(37.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 274 SQ.FT.  
(25.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1091 SQ.FT. (101.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.