

MORGAN H LEWIS



Asking Price £135,000

Newman Avenue, Wigan WN6 7RE

- *Attractive terraced house in popular location
- *Three bedrooms
- *Two reception rooms
- *Rear yard and separate rear garden
- *Centrally heated and double glazed

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A fantastic opportunity for the first time buyer, this attractive terraced house is situated in the heart of Springfield within walking distance of Mesnes Park, the Town Centre and Stations for travel to Liverpool and Manchester.

The property is centrally heated and double glazed and whilst it does require some modernisation it offers massive potential. A particular feature of the house is the separate garden plot at the rear and potential for private parking.

The accommodation briefly comprises, to the ground floor, vestibule with double glazed entrance door, hall, front lounge with double glazed window and radiator, dining room at rear with double glazed window and radiator. Fitted kitchen with white wall and base units, double glazed window and external door. To the first floor there are three good sized bedrooms as follows, number one at front with two double glazed windows and radiator, bedroom two at the rear with double glazed window, radiator and cupboard housing 'Ideal Logic' central heating boiler. Bedroom three at the rear with double glazed window and radiator. Shower room with shower cubicle, washbasin, low level WC and radiator.

To the outside there is a rear yard with Shed and WC beyond this there is a separate garden plot with potential to provide off road parking.

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