

# MORGAN H LEWIS



**Asking Price £135,000**

**Beech Hill Avenue, Wigan WN6 7TB**

- \*Perfect first time purchase
- \*Attractive semi-detached house
- \*Generous corner plot
- \*Convenient for local shopping and schooling
- \*Two double bedrooms

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Perfect for the first time purchaser, this attractive semi-detached house occupies a generous corner plot in a popular residential area. The property is within walking distance of local shopping and schooling and Wigan Town Centre and Robin Park are both a short drive away.

The property offers well presented accommodation and there is gas central heating and double glazing. The accommodation briefly comprises, to the ground floor, entrance hall with stairs to first floor, front lounge with fireplace, fitted dining kitchen and cloakroom with washbasin and WC. To the first floor there are two double bedrooms and a family bathroom, on the landing there is an airing cupboard housing the combi boiler. To the outside there are private gardens to the front, side and rear and there is driveway parking to the front.

Viewings are recommended to appreciate both the quality of the accommodation and the location.

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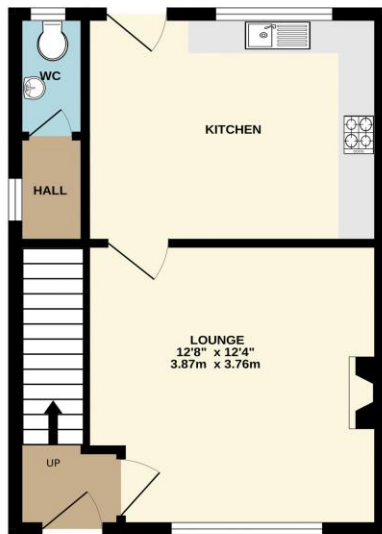


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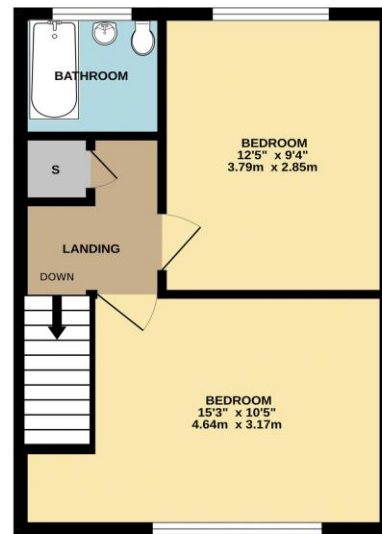


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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