

# MORGAN H LEWIS



Asking Price £100,000

**Frog Lane, Wigan WN6 7DU**

- \*Two Bedroom Terraced Property
- \*Perfect For Rental Investors or First Time Buyers
- \*Original Features
- \*Close to Wigan Railway Stations
- \*Walking Distance to Mesnes Park and Haigh Hall

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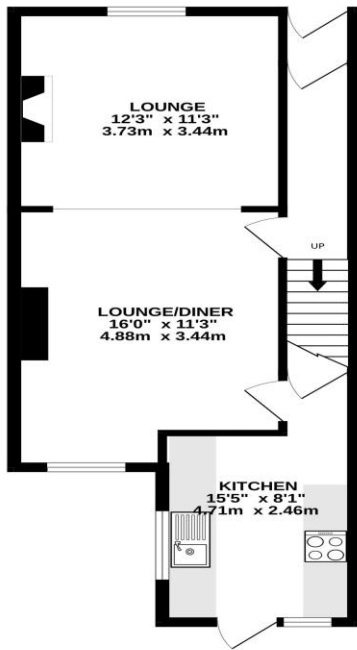
A fantastic opportunity for the first time buyer or rental investor, this character terraced house occupies a superb position, being within walking distance of Wigan Town Centre and railway stations and the green spaces at Mesnes Park, Plantations and Haigh Woodland Park.

The property is well presented, there is central heating and double glazing and the accommodation briefly comprises, to the ground floor, vestibule, entrance hall, open plan lounge diner, kitchen with quality units and integrated appliances. To the first floor there are two large bedrooms and a bathroom, providing a large living space with lovely high ceilings and original features. To the outside there is a low maintenance private rear yard. The property is available with no onward chain and viewings are essential to appreciate this lovely property.

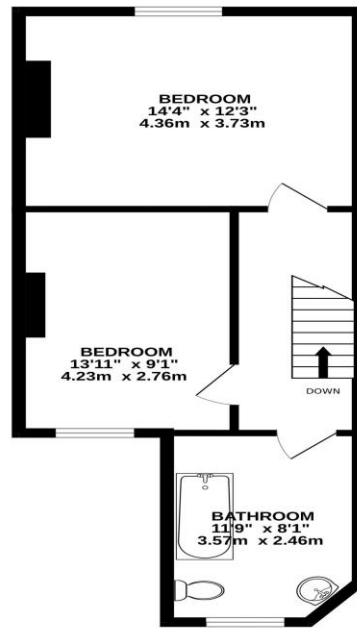
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GROUND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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