

# MORGAN H LEWIS



Asking Price £115,000

**Bird Street, Wigan WN2 2AZ**

- \*Spacious Three Bedroom Property
- \*End Terrace
- \*Over 1000sqft of Living Space
- \*Popular Location
- \*Perfect for BTL or First Time Buyers

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Perfect for the first time buyer or rental investor, this spacious end terraced house is now available to purchase. Situated in a cobbled street and within walking distance of local shopping and schooling, the property is close to Wigan Town Centre, with excellent access to Railway Stations, Bus Routes and Motorways for the commuter and the Leeds and Liverpool Canal towpath is close by for walking and cycling.

The property briefly comprises of; entrance hall with cupboard storage, a large through living room dining room, which is wonderfully bright with windows on three sides and has been freshened up with new carpets throughout the ground floor, good sized kitchen, fitted with a range of wall and base units and access out to the rear yard and outbuilding.

The stairway to the first floor has a landing at both the top and bottom, which is extremely handy for storage and the upstairs landing offers a bright spacious area with access to the main bathroom, which is a good size, fitted with a five piece suite comprising of bath, basin, w.c. and enclosed shower. There are three double bedrooms, with the master spanning the full width of the property.

Externally, there is a rear yard and an attached outbuilding with double doors and double glazed uvpc window, offering the opportunity for a kitchen extension/annex/home office or workshop etc. The property is situated on the end of the row, affording parking to the side of the property.

Viewings are essential to avoid disappointment on this spacious home.

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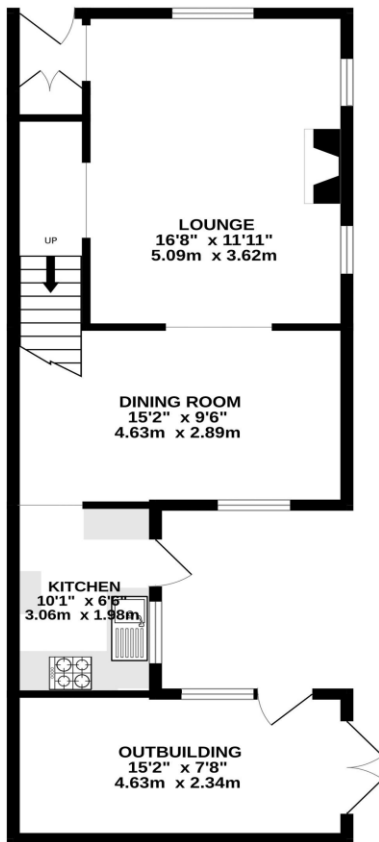


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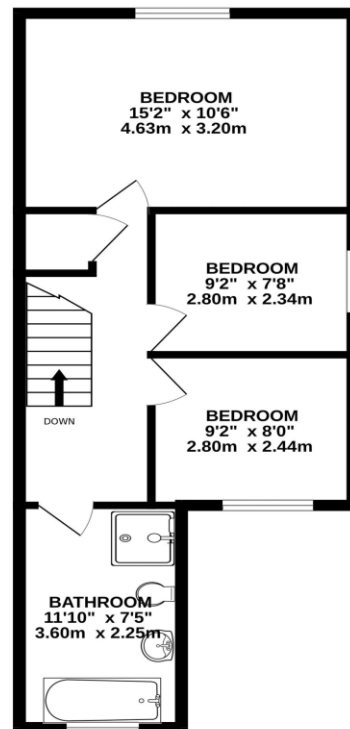


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GROUND FLOOR  
573 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.

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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