

# MORGAN H LEWIS



Asking Price £159,995

**Whelley, Wigan WN2 1DA**

- \*Three Bedroom Terraced Property
- \*Over 1000sqft of Living Space
- \*Parking For Multiple Vehicles
- \*Rear Private Garden
- \*No Chain



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Now Available on the market, this spacious three bedroomed terraced property is brimming with original features and character. Situated in one of Wigan's most popular locations, this home is within easy reach of good local shopping and schooling and easy access into Wigan and to the M6 and M61 Motorways.

The accommodation is well presented, there is central heating, double glazed windows and two bathrooms. The property occupies a particularly generous plot, to the rear of the property a parcel of land provides parking for multiple vehicles as well as the potential for a garden area. On entering the property, there is a welcoming reception area, with original tiling (which extends further down the hallway to the living room), a dining/sitting room with beautiful parquet flooring, a large living room, with windows looking out onto the rear yard. The kitchen is fitted with a range of wooden wall and base units with contrasting worktops and integrated double oven and hob. Off the kitchen is one of two bathrooms, with shower, w.c. and vanity basin.

To the first floor are two large double bedrooms with original oak doors, the second with a handy closet space, which is big enough for a potential ensuite. The single bedroom to the rear, leads onto the second bathroom, with bath, w.c. and basin.

Viewings are essential to appreciate both the location and the accommodation on offer of this lovely home.



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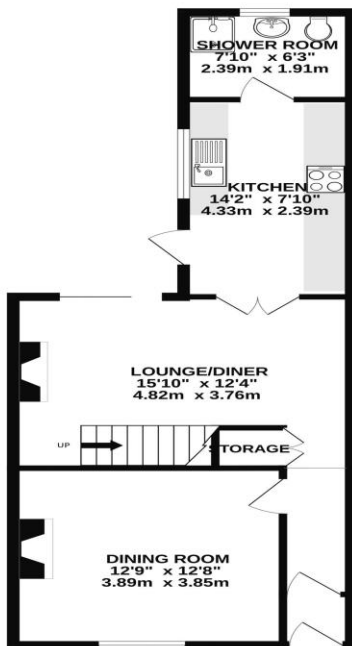


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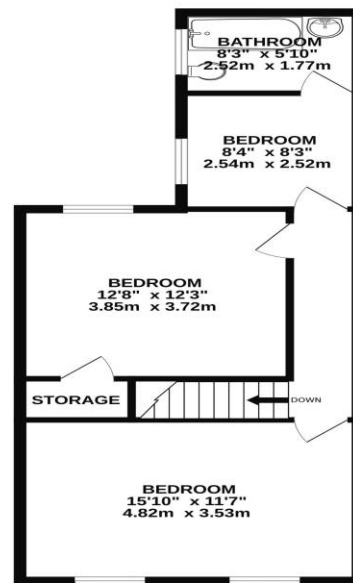


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GROUND FLOOR  
545 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR  
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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 operation or efficiency can be given.  
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