

# MORGAN H LEWIS



**Asking Price £150,000**

**Acacia Crescent, Wigan WN6 8QZ**

- \*Three Bedroom Semi Detached Home
- \*Large Rear Garden
- \*Woodland Views to Rear
- \*Ample Driveway Parking
- \*Steps From Countryside Walks and Local Shops

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Perfect for the first time buyer or rental investor, this spacious semi detached house is now available to purchase. Situated at the end of a quiet street and bordering woodlands, with easy access to 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 just a few steps away from countryside walks in Standish Wood.

The property briefly comprises of; entrance hall with cupboard storage, a large living room, which is wonderfully bright with windows on both sides and a good sized kitchen, which is well appointed with wall and base units and access to the rear garden. The stairway to the first floor has a bright spacious landing, with access to the main bathroom, which is a good size, fitted with a four piece suite comprising of basin, w.c. and bath with overhead shower. There are three double bedrooms, with the two larger bedrooms offering views over the large rear garden and woodlands. Externally is where this lovely home really shines. The rear garden offers a large space for outdoor entertainment, barbeques and family time and backs directly onto the woodlands behind, and to the front of the property there is a large driveway space, offering ample space for multiple vehicles, with gated access. Although this property is in need of some modernisation, it is very well presented and cared for and is UVPC double glazed throughout. Offering the chance to make changes as you grow into this lovely family home.

Viewings are essential to avoid disappointment on this spacious home.

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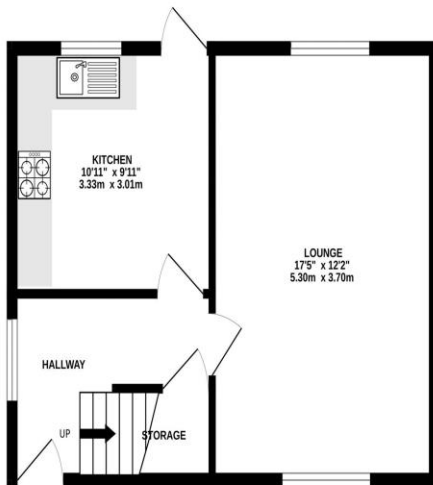


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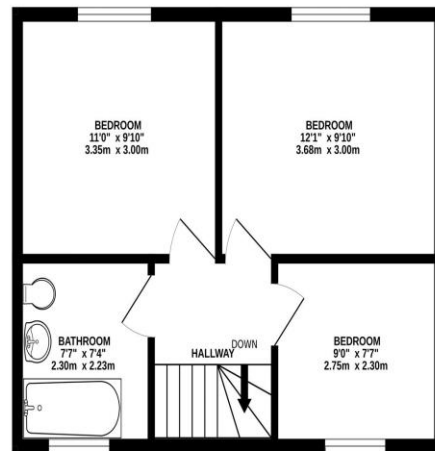


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GROUND FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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