

MORGAN H LEWIS



Asking Price £125,000

Delph Street, Wigan WN6 7EF

- *Two Bedroom Terraced House
- *Walking Distance of Mesnes Park and Wigan Centre
- *Garage/Studio to Rear
- *Popular Location
- *Perfect for BTL Investors and First Time Buyers

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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 and spacious and briefly comprises, to the ground floor; vestibule, entrance hall, dining room, open lounge diner, kitchen with a range of floor and base units and integrated appliances. To the first floor there are two good sized bedrooms and a bathroom, providing a large living space with lovely high ceilings and built in wardrobes. To the outside there is a low maintenance private rear yard and an attached garage, which has previously been used as office/studio space.

The property is available with no onward chain and viewings are essential to appreciate this lovely property.

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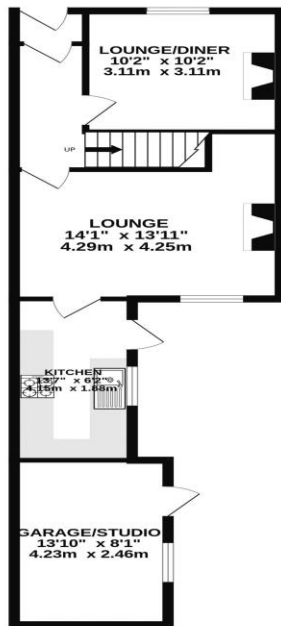


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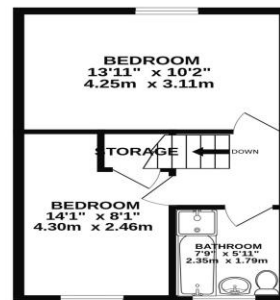


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GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 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 quantity or efficiency can be given.
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