

# MORGAN H LEWIS



**Asking Price £115,000**

**Bradley Lane, Wigan WN6 0PQ**

- \*Ground Floor Flat
- \*Over 55's Living
- \*Walking Distance to Standish Village
- \*Private Parking
- \*Communal Gardens

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Now available for sale is this lovely low maintenance ground floor property, set within a quiet residential location. Located within a small development of similar properties, the delightful location is exclusively for the over 55s, providing a wonderfully sociable community and situated on the periphery of the vibrant village of Standish.

The position is extremely convenient for access to the bustling centre, within walking distance of a host of shops and amenities, and situated on a bus route, which provides access to areas further afield including Wigan town centre, the motorway network is also similarly within easy reach. Upon entering the property, the accommodation is briefly comprised of; entrance hall, lounge/diner, which is lovely and bright and benefits from a feature fireplace with mahogany surround and inset coal-effect electric fire, the kitchen is fitted with a range of wall and base units in white with contrasting laminated work surfaces and equipped with an integrated electric oven and halogen hob. The bedroom is of a good size and looks out onto the rear courtyard and provides access to the en-suite shower room, which is fitted with a three piece suite, comprising of WC, pedestal wash hand basin and shower cubicle with electric shower unit. Externally, there are beautifully maintained communal gardens, which include an attractive stone patio area, whilst there is plenty of off-road parking for both residents and visitors.

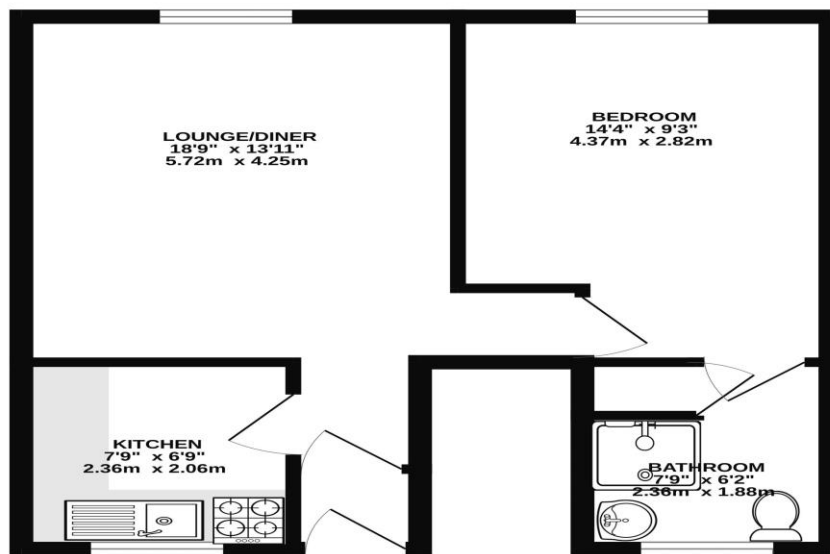
We would highly recommend an internal inspection.

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GROUND FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 413 sq.ft. (38.3 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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