

MORGAN H LEWIS



Asking Price £134,950

Newman Avenue, Wigan WN6 7RE

- *Mid Terraced House
- *Two Reception Rooms
- *Two Bedrooms plus Office/Studio Room
- *Within Walking Distance of Wigan Centre & Mesnes Park
- *Ideal Buy to Let or First Time Buyer Property

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Attention investors and first time buyers! Now available for sale, this two bedroom property has bags of potential. Situated along a popular residential street in Springfield, just a few minutes walk away from the town centre, Mesnes Park and main bus and rail links to Manchester and Liverpool City Centre, this lovely two bedroom home is available with NO ONWARD CHAIN.

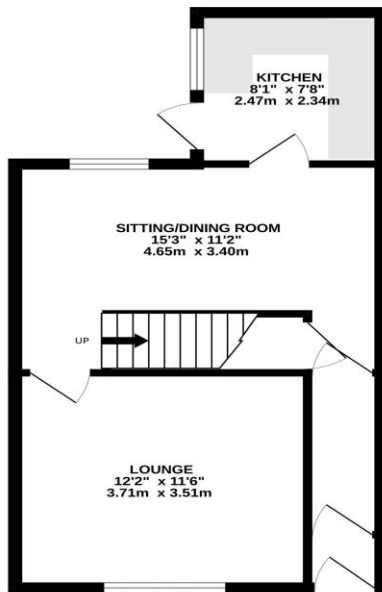
The accommodation briefly comprises of: Porch, with hallway leading onto both the front living room and rear living/dining room, with stairs to the first floor and access to the kitchen, which is fitted with a range of wall and base units in good order. To the first floor are two good sized bedrooms, a bathroom with three piece suite comprising of Shower over bath, basin and w.c. Externally, there is a rear yard with brick outbuildings.

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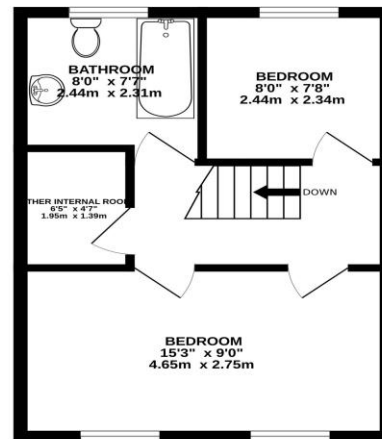


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GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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